



Pinecroft | Penycae | Wrexham | LL14 2PF

Offers in the region of £215,000



ROSE RESIDENTIAL

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A beautifully presented and well-maintained family home offering spacious accommodation throughout. The welcoming hallway leads to a bright lounge with a bay window and double doors opening into the modern kitchen/diner, fitted with contemporary oak-effect units, complementary worktops and French doors to the rear garden. A convenient downstairs cloakroom completes the ground floor. Upstairs features a generous main bedroom with en-suite, two further well proportioned bedrooms, and a stylish family bathroom. Outside, the property benefits from a tarmac driveway leading to a garage, a neatly lawned front garden, and a private enclosed rear garden laid mainly to lawn with a patio area ideal for outdoor dining.

Entrance Hallway

A partly glazed uPVC door opens into a welcoming hallway featuring a radiator and laminate flooring, with access to the downstairs WC and the lounge

Downstairs WC

A convenient downstairs cloakroom fitted with a low-level WC and pedestal wash hand basin, featuring part-tiled walls and a side facing uPVC double glazed window with frosted glass for privacy.





Lounge

17'1" (max) 15'8" (max) (5.23m (max) 4.78m (max))

A bright and spacious living area featuring an attractive front facing uPVC double glazed bay window. Double doors open through to the kitchen/diner, creating a lovely open flow throughout the ground floor. The room benefits from stylish laminate flooring, two radiators, and stairs leading to the first floor.

Kitchen/Diner

17'1" x 11'7" (5.23m x 3.54m)

The stunning heart of the home, fitted with a contemporary oak effect range of wall and base units complemented by matching worktops and ample space for a dining table. The kitchen features an inset stainless steel sink positioned beneath a rear facing uPVC double glazed window, a freestanding cooker with extractor hood above, space and plumbing for a dishwasher and space for a fridge/freezer. The Logic boiler is neatly housed within a wall mounted cupboard. Rear facing uPVC glazed French doors open directly onto the garden, while a side facing partly glazed uPVC door provides convenient access to the driveway.

Stairs and Landing

A carpeted staircase rises from the lounge to a spacious landing, featuring a side facing uPVC double glazed window and a radiator. Doors lead to all bedrooms and the bathroom, with access to the loft.

Bedroom One

10'2" (max) x 13'3" (max) (3.12m (max) x 4.05m (max))

A generous main bedroom featuring a large front facing uPVC double glazed window, fitted carpet, and a radiator. An additional door provides access to the en-suite.

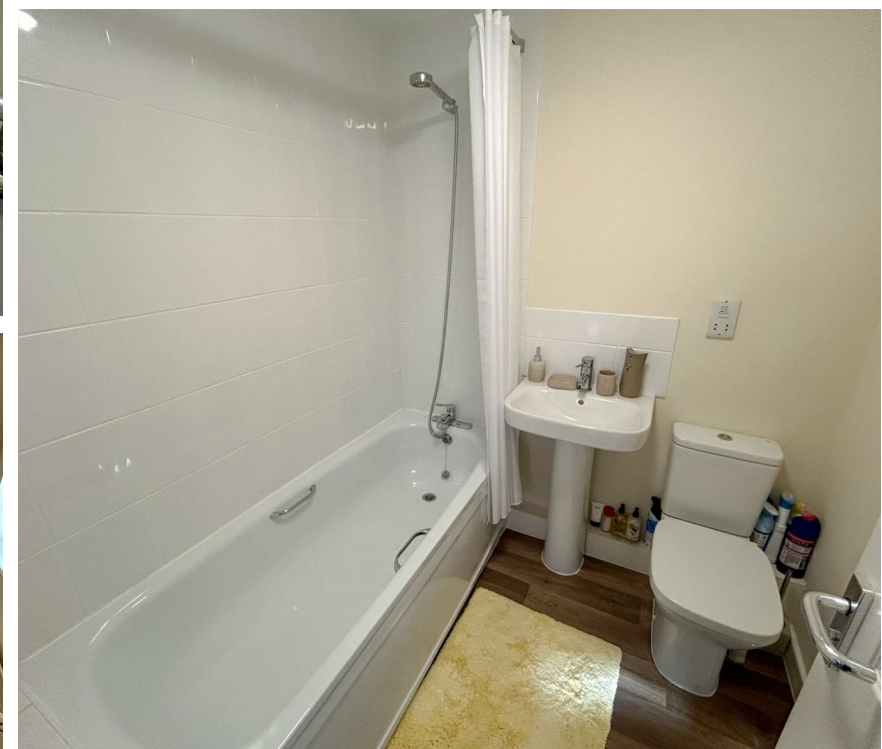
En-Suite Shower

Beautifully fitted with a low-level WC, pedestal wash hand basin, and an enclosed shower cubicle with a mains fed shower. The room features a front facing uPVC double glazed window with frosted glass, part-tiled walls, and a radiator.

Bedroom Two

10'4" x 9'10" (3.17m x 3.00m)

Another bright double bedroom featuring a rear facing uPVC double glazed window overlooking the garden, a radiator, and fitted carpet.



Bedroom Three

10'4" x 9'10" (3.17m x 3.00m)

A versatile single bedroom featuring a rear facing uPVC double glazed window, radiator, and fitted carpet.

Family Bathroom

Fitted with a modern white suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with shower attachment. The room benefits from part-tiled walls, a radiator, and practical vinyl flooring.

External

To the front, a tarmac driveway leads to the garage and provides ample off-road parking. A neatly lawned front garden sits adjacent, with a pathway leading to the front door.

The private, enclosed rear garden is laid mainly to lawn and features a patio area, ideal for outdoor dining and relaxation.

Detached Single Garage

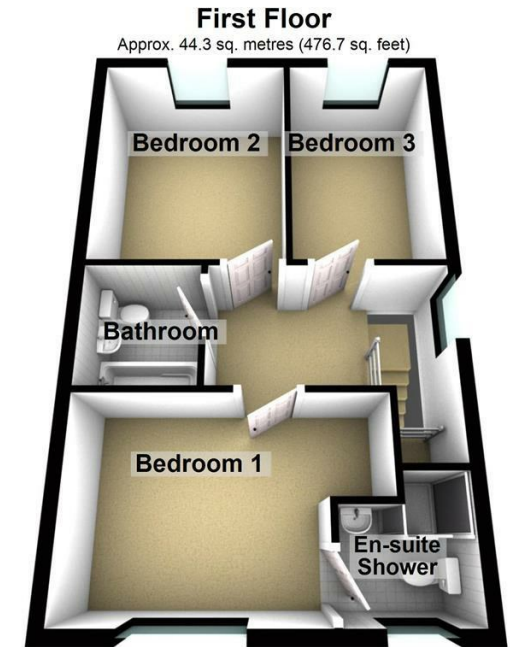
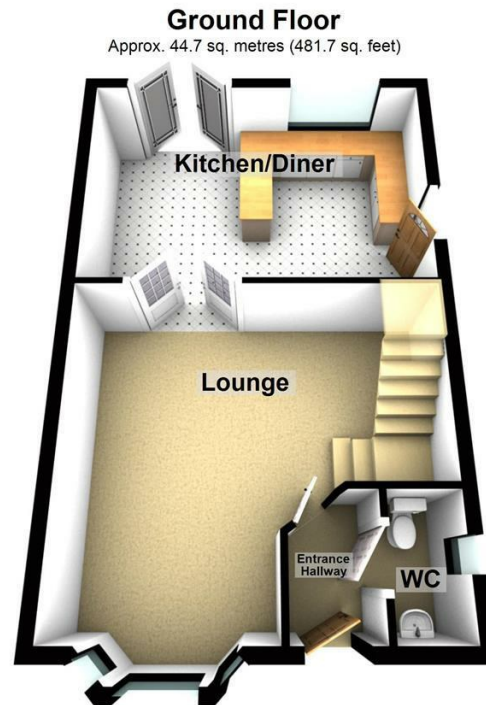
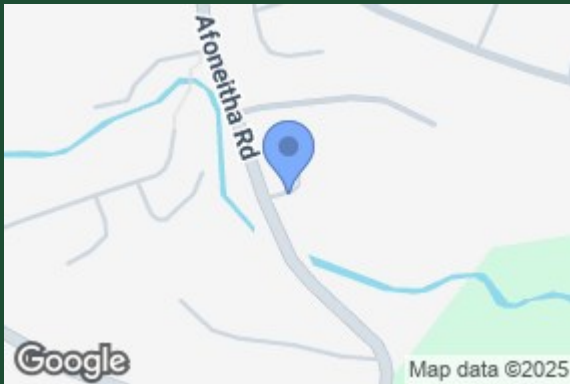
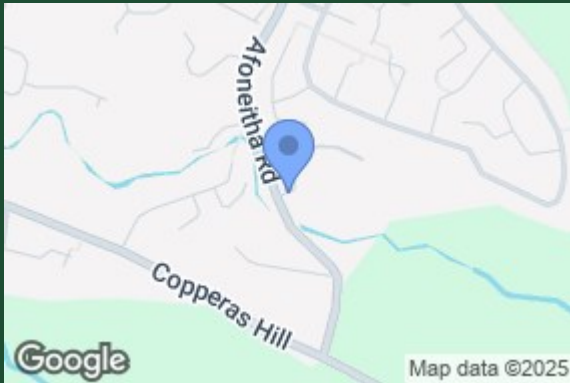
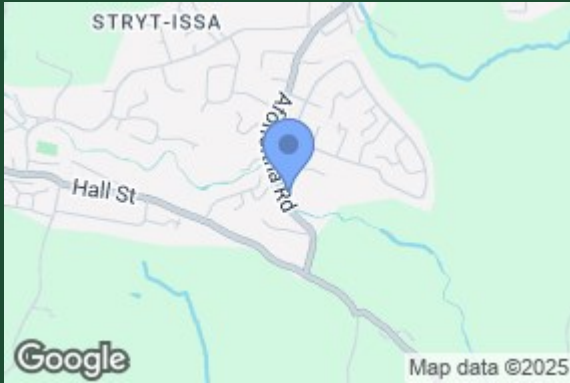
A single garage with an up-and-over front door, side pedestrian access door, and a side facing uPVC double glazed window. The garage also benefits from plumbing for a washing machine, providing a convenient utility space.

Disclaimer

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Total area: approx. 89.0 sq. metres (958.4 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wrexham

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