



4 Hill Crest Penley, Wrexham, LL13 0JR

An extended and beautifully presented 4 bedroom, 2 full bathrooms, semi detached family home offering spacious accommodation with garage, 'solar tubes that provide free hot water for approximately 6 months of the year' and private rear garden located within this popular development on the fringe of the village of Penley with its highly regarded Schools and road links to Wrexham, Cheshire and Shropshire. The accommodation has been much improved to a high specification and briefly comprises an open fronted porch, welcoming hall with Oak internal doors and useful understairs storage, cloaks/w.c., lounge, stylish and well appointed fitted kitchen with French doors to rear garden and double doors to the impressive dining and living room with access to the garden. The 1st floor landing with airing cupboard and Oak doors give access to the 4 bedrooms, 3 of which are doubles, 2 family bathrooms with the principal bathroom being appointed to an excellent standard and separate home office. To the front of the property is a triple width drive that leads to the garage with electric door and accommodates the modern boiler. The private rear garden features a composite decked patio area for outdoor entertaining with glass and chrome balustrade, artificial grass, decorative slate, metal store shed and pergola. NO CHAIN. Energy Rating - C (72)

£295,000

4 Hill Crest

Penley, Wrexham, LL13 0JR



- Beautifully presented and extended semi detached house
- Open fronted porch, hallway, cloakroom/w.c
- Four bedrooms, two bathrooms, home office
- NO CHAIN
- Located within this popular development on the fringe of the village
- Lounge, stylishly appointed kitchen
- Triple width driveway, garage
- Much improved to a high specification
- Dining/living room
- Private garden to rear

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

WELCOMING HALLWAY

CLOAKROOM/W.C

LOUNGE

15'5 x 11'1 (4.70m x 3.38m)

KITCHEN

17'5 x 9'7 (5.31m x 2.92m)

DINING/LIVING ROOM

25'4 x 8'7 (7.72m x 2.62m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

13'2 x 10'8 (4.01m x 3.25m)

BEDROOM TWO

13'1 x 8'7 (3.99m x 2.62m)

BEDROOM THREE

10'4 x 10'2 (3.15m x 3.10m)

BEDROOM FOUR

8'2 x 10'0 (2.49m x 3.05m)

OFFICE

9'4 x 5'8 (2.84m x 1.73m)

PRINCIPAL BATHROOM

8'9 x 8'7 (2.67m x 2.62m)

BATHROOM TWO

OUTSIDE

GARAGE

16'6 x 8'9 (5.03m x 2.67m)

GARDENS

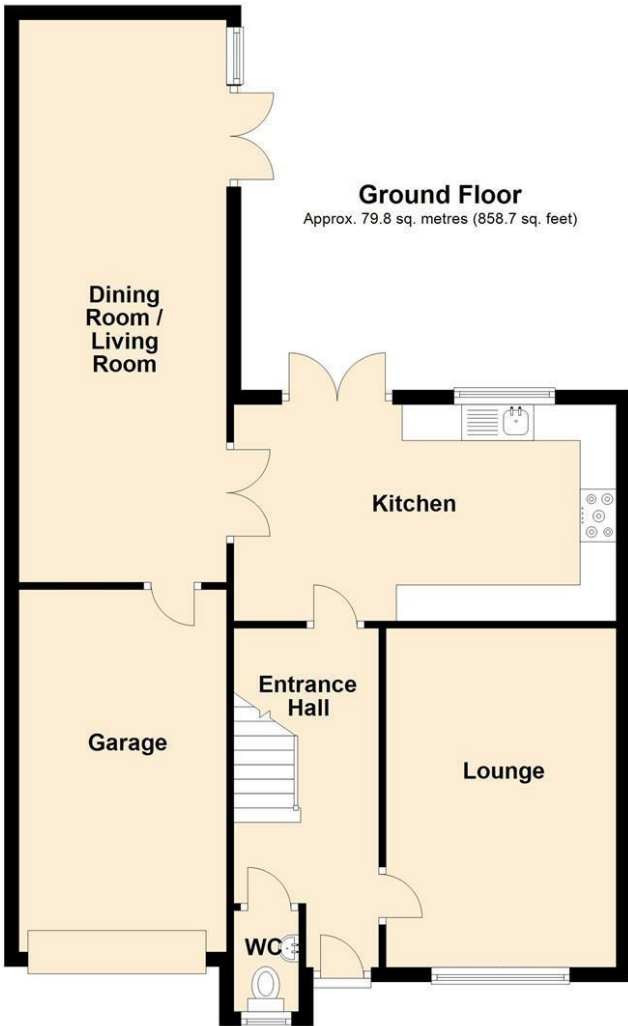
COUNCIL TAX BAND - D



[Directions](#)



Floor Plan



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	79
(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	