



Copperas Hill, Pen-Y-Cae, LL14 2SA

Price £125,000

Reference: 19390466

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here



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## Description

A surprisingly spacious 2 bedroom inter terrace cottage with enclosed lawned garden located on the fringe of the village and having the benefit of gas fired central heating and Upvc double glazing. The accommodation briefly comprises a upvc double glazed entrance door, lounge with bay window overlooking the front garden, laminate floor and beams to the ceiling. The dining area continues with the laminate wood effect flooring and stairs to 1st floor. The open aspect kitchen is fitted with a range of base and wall cupboards, 4 ring gas hob with oven/grill below, plumbing for washing machine and rear external door. The 1st floor landing gives access to the 2 double bedrooms. Bedroom 1 has a built in wardrobe and enjoys far reaching views. The bathroom is appointed with a white suite of wash basin, w.c. and bath with shower over. To the outside, a gated path leads to the entrance door alongside a lawned and enclosed garden. To the rear is a small yard area for bin storage and an access path to Copperas Hill. Energy Rating - D (62)

### LOCATION

Copperas Hill is located on the fringe of the Village of Penycae approx. 5 miles to the South of Wrexham, and having a good range of day to day shopping facilities, primary and secondary schools and social amenities. A regular public transport service operates locally and there are good road links to the A483 connecting Wrexham to Chester and Shropshire which provides easy daily access to the major commercial, industrial and tourism centres throughout the region. The picturesque tourist town of Llangollen is only a short drive away with its riverside setting and boutique style shops and cafes.



### DIRECTIONS

From the A483 Bypass take the exit signposted Rhosllanerchrugog. At the traffic lights in Johnstown, turn right and continue up the hill to the mini roundabout. Take the 1st exit into Church Street, which continues into Bridge Street and Afoneitha Road. At the T Junction take the right hand turning where the row of cottages will be observed on the right hand side, side on to the road in a slightly elevated position.

### OUTSIDE

The property is approached from the front via a gated path leading to the entrance door alongside a lawned garden, established trees and garden shed, all of which is enclosed to provide a safe environment. To the rear of the property is a shared path to Copperas Hill together with bin store area.

### COUNCIL TAX BAND - B

### ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

#### LOUNGE

12'3 x 11'6

Having wood effect laminate flooring, upvc double glazed bay window to front overlooking the garden, beams to ceiling, radiator, painted brick chimney breast and timber mantel, wall light points and an open aspect to:

#### KITCHEN/DINING ROOM

16'2 x 12'4

The dining area has wood effect flooring, stairs to first floor landing and radiator. The kitchen area is fitted with a range of base and wall cupboards complimented by work surface areas incorporating a four ring stainless steel gas hob with oven/grill below, part tiled walls, stainless steel single drainer sink unit with upvc double glazed window above, plumbing for washing machine, space for under counter fridge, quarry tiled flooring, upvc part glazed external door, inset ceiling spotlights, mains wired heat detector and concealed electric consumer unit (inspected in 2021).

### ON THE FIRST FLOOR

Approached via the staircase from the dining area to:

#### LANDING

With mains wired smoke alarm, ceiling hatch to roof space, laminate flooring and four panel doors off.

#### BEDROOM ONE

11'6 x 10'5

Upvc double glazed window providing a pleasant tree lined aspect, radiator, built-in wardrobe/storage cupboard, wood effect flooring and ceiling hatch to roof space.

#### BEDROOM TWO

10'3 x 9'5

Wood effect laminate flooring, two upvc double glazed windows, gas combination boiler and radiator.

#### BATHROOM

6'8 x 6'1

Appointed with a three piece white suite of pedestal wash basin, low flush w.c, bath with electric shower over, radiator, part tiled walls and extractor fan.