



**Gors Dene Church Street, Pen-Y-Cae, LL14 2RL**

**Price £250,000**

A spacious 2 bedroom double fronted detached bungalow with detached garage and workshop set within good sized gardens having a pleasant tree lined aspect within the private rear garden. Located on the fringe of the village of Penycae with picturesque countryside walks nearby yet also a convenient range of amenities, the bungalow requires a degree of modernisation but provides an excellent opportunity and briefly comprises an enclosed entrance porch, hall, bay window fronted lounge, kitchen, 2 double bedrooms, walk in storeroom and bathroom. Externally, a gated brick paved drive leads to the detached garage with undercroft workshop. The lawned gardens extend to the front, side and rear with potential for an extension subject to all necessary planning consents. NO CHAIN. Energy Rating - G (18)



## LOCATION

Located on the fringe of the village of Penrycae which offers a range of convenient shopping facilities and social amenities. Open countryside is within walking distance together with the village primary school. There are good road links to Wrexham, Llangollen and Oswestry providing daily commuting to the major commercial and industrial centres of the region.

## DIRECTIONS

Proceed out of Wrexham along the A483 bypass in the direction of Oswestry taking the exit signposted Llangollen. At the roundabout take the 3rd exit and continue across the next roundabout towards Llangollen on the A539. Take the next right turn onto Plas Bennion Road and continue for approx 2 miles into the village of Penrycae which leads into Church Street and the property will be observed on the right.

## ACCOMMODATION

Upvc part glazed entrance door opening to:

## ENCLOSED PORCH

With upvc double glazed windows and part glazed door leading to:

## HALLWAY

Having electric storage heaters and internal doors off to all rooms.

## LOUNGE 13'1 x 11'4 (3.99m x 3.45m)

Upvc double glazed bay window overlooking the front garden, gas fire in brick fireplace, picture rail, wall light points, wood effect flooring and electric storage heater.

## KITCHEN 14'3 x 8'9 (4.34m x 2.67m)

Fitted with a range of base and wall units with work surface areas incorporating a stainless steel sink unit, four ring electric hob with extractor hood above, double oven/grill, two upvc double glazed windows, upvc part glazed external door, part tiled walls and Economy 7 storage heater.

## BEDROOM ONE 11'4 x 11'2 (3.45m x 3.40m)

Upvc double glazed bay window, picture rail and Economy 7 storage heater.

## BEDROOM TWO 11'8 x 10'9 (3.56m x 3.28m)

Upvc double glazed window to rear and Economy 7 storage heater.

## WALK-IN STORE ROOM 6'9 x 3'8 (2.06m x 1.12m)

With upvc double glazed window and ceiling hatch to roof space.

## BATHROOM 6'8 x 5'8 (2.03m x 1.73m)

Appointed with low flush w.c, pedestal wash basin, bath with electric shower over, fully tiled walls, upvc double glazed window and electric wall heater.

## OUTSIDE

The property is approached along a gated brick paved driveway which leads to:

## DETACHED GARAGE 17'6 x 9'4 (5.33m x 2.84m)

With metal up and over door and external steps leading to a rear access door with workshop/storeroom below the garage.

## GARDENS

The garden to the front of the property is mainly lawned and includes a pathway to the entrance door. The garden then extends to the side of the property and continues to the rear

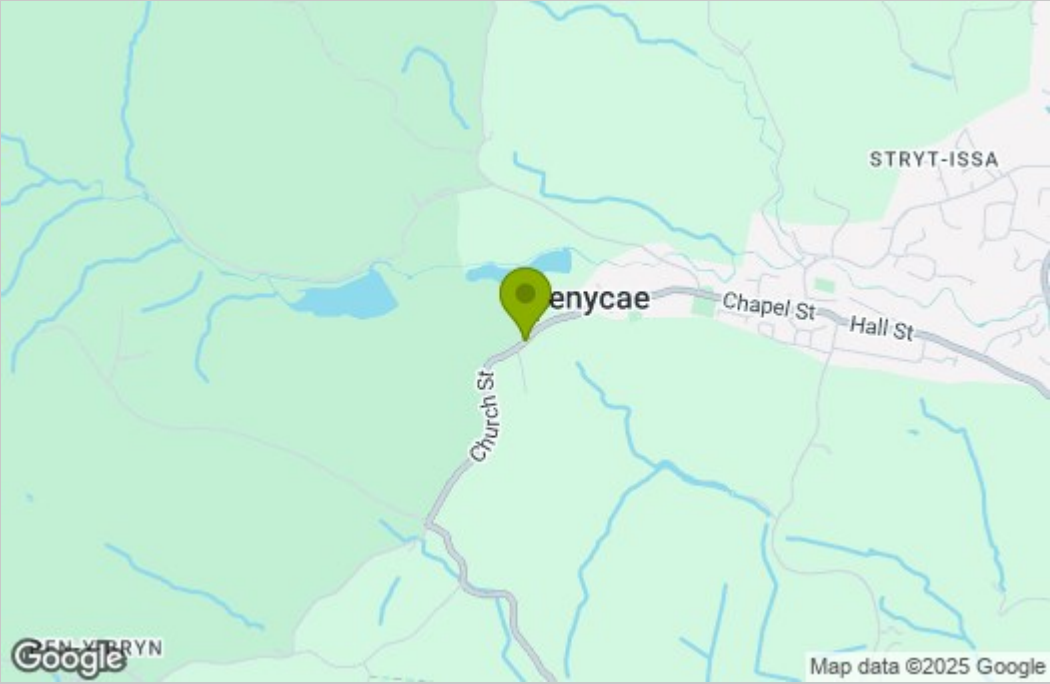
which is a particular feature providing a private and tree lined aspect having a paved patio with lawned garden beyond.



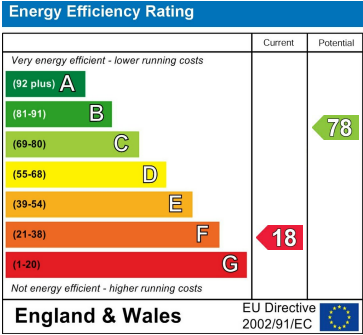
Floor Plan



Area Map



Energy Efficiency Graph



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