



4 Pentre Gwyn, Wrexham, LL13 8YE
Offers In Excess Of £150,000

A beautifully presented 3 bedroom family home with stylish fitted kitchen, private rear garden and parking, located on the outskirts of Wrexham within close proximity to a convenience store, bus service, primary school and good road links. The accommodation briefly comprises a Upvc double glazed entrance door opening to the lounge with wood effect flooring, inner hall with stairs to 1st floor landing, fitted kitchen dining room with a range of gloss fronted base and wall cupboards, rear hall with access to the garden and utility area. The 1st floor landing connects the 3 well proportioned bedrooms, 2 are doubles and have fitted wardrobes, and a bathroom with shower over the bath. Gas fired central heating and Upvc double glazing. Outside, a gated front path leads to the entrance door alongside a lawned garden. To the rear is a timber decked patio, paving, metal store shed and a parking area. Energy Rating - D (66)

LOCATION

The property is located on the outskirts of Wrexham City Centre and yet within walking distance of Erddig National Trust Parkland. Wrexham City Centre offers a good range of shopping facilities, social amenities and both primary and secondary schooling. Good road links provide easy access to the major commercial centres throughout the region including Wrexham Industrial Estate and the motorway networks beyond. A convenience store is within walking distance and a bus service operates locally.

DIRECTIONS

From Wrexham City Centre follow the A525 Kingsmills Road turning left into Kingsmills Road. Follow the road down taking the left hand turning over the bridge and onto Abenbury Road. Proceed up the hill, passing Abenbury Park and the convenience store on your left. Take the left turn into Pentre Gwyn, follow the road for approximately 100 yards and the property will be observed on the right.

ON THE GROUND FLOOR

Canopy porch with upvc part glazed entrance door opening to:

LOUNGE 18'2 x 11'3 (5.54m x 3.43m)

Upvc double glazed window to front, coving to ceiling, wood effect flooring, radiator, electric fire in surround, upvc double glazed window overlooking the front garden and part glazed door opening to:

HALLWAY

With stairs to first floor landing, wood effect flooring and radiator.

KITCHEN/DINER 11'9 x 11'2 (3.58m x 3.40m)

Appointed with a stylish gloss fronted range of base and wall cupboards complimented by work surface areas incorporating a four ring gas hob with cutlery and pan drawers below and extractor hood above, oven/grill, part tiled walls, wall mounted gas combination boiler, tiled flooring, radiator, sink unit with mixer tap and upvc double glazed window above and coving to ceiling.

REAR HALL

Double part glazed doors, wood effect flooring, upvc part glazed external door, coat hanging space, radiator and an open aspect to:

UTILITY

Having plumbing for washing machine, useful storage cupboards, work surface, upvc double glazed window and tiled flooring.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, ceiling hatch to roof space with pull-down loft ladder, radiator and white cottage style doors off.

BEDROOM ONE 11'9 x 9'2 (3.58m x 2.79m)

Upvc double glazed window to rear, radiator, full width mirror fronted wardrobes and coving to ceiling.

BEDROOM TWO 11'3 x 9'7 (3.43m x 2.92m)

Upvc double glazed window to front, mirror fronted wardrobes, radiator and coving to ceiling.

BEDROOM THREE 8'3 x 8'1 (2.51m x 2.46m)

A good sized third bedroom with upvc double glazed window to front, radiator and coving to ceiling.

BATHROOM

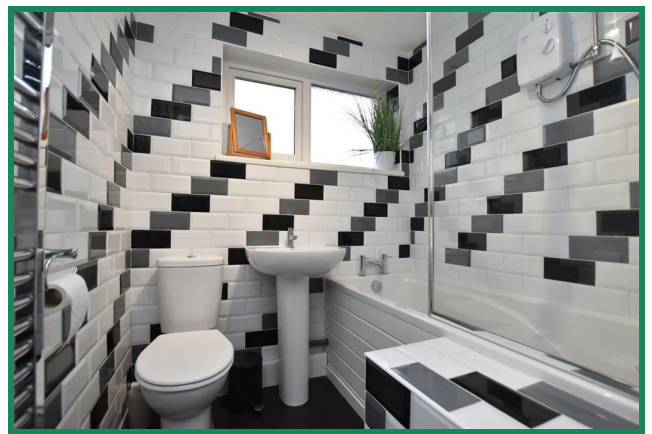
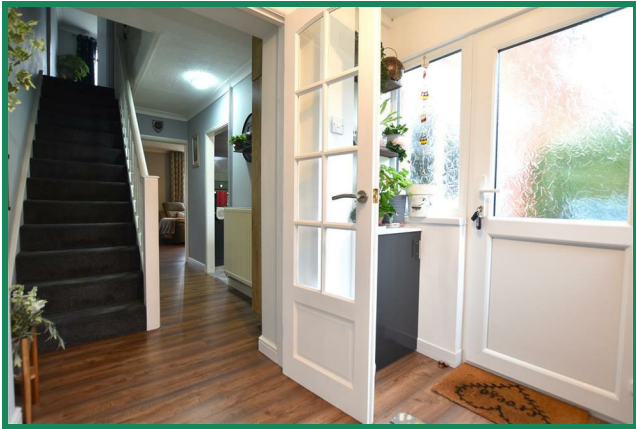
Appointed with a white suite of low flush w.c, bath with electric shower unit and splash screen, chrome heated towel rail, fully tiled walls and upvc double glazed window.

OUTSIDE

A gated path to the front of the property leads to the entrance door alongside a lawned garden with privacy hedging and flowerbeds. The rear garden features a timber decked patio area for outdoor entertaining, paved garden, metal garden shed, privacy hedging and access to a private parking area.

PLEASE NOTE

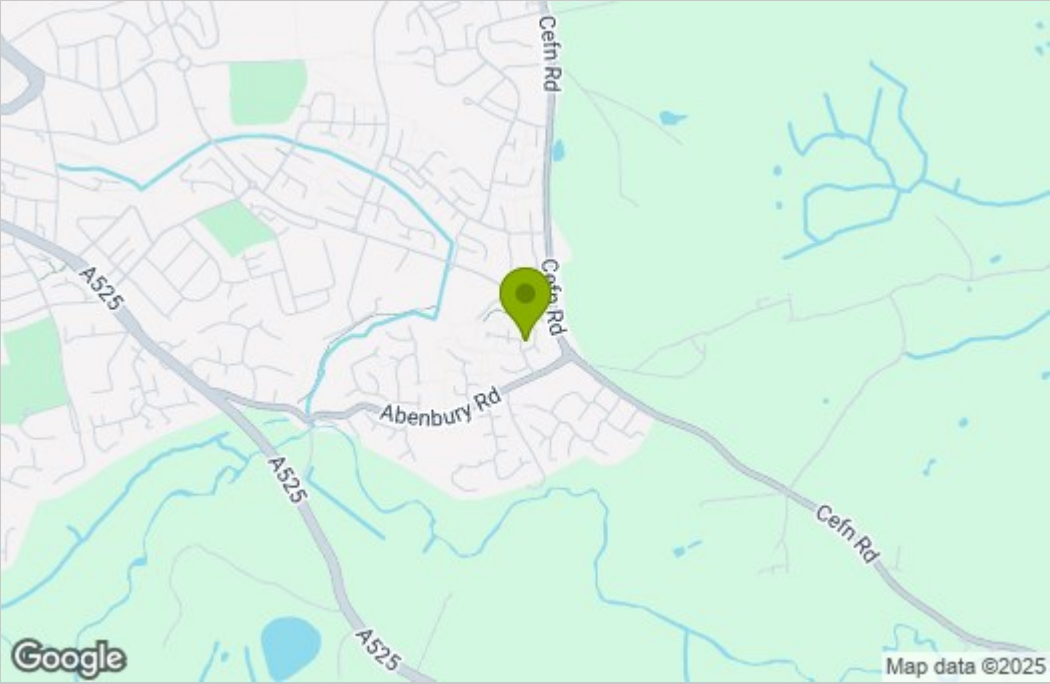
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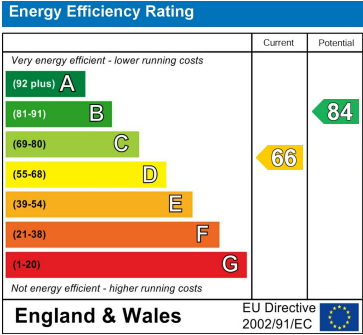
Floor Plan



Area Map



Energy Efficiency Graph



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