

Wingetts

More than just estate agents



21 Bridge Street, Wrexham, LL14 2RH

Price £125,000

A charming extended 2 bedroom end of terrace cottage enjoying a pleasant location overlooking the the rear south facing garden towards countryside and adjoining a brook at the bottom of the good sized garden. Situated on the fringe of the village of Penycae with picturesque walks nearby, the accommodation would benefit from a degree of modernisation and briefly comprises a part glazed entrance door opening to the lounge with staircase to 1st floor and store cupboard below. The light and bright kitchen diner overlooks the rear garden towards countryside. The first floor includes a double bedroom which leads through to the 2nd bedroom and modern shower room. To the front of the property is a small garden and path to entrance door, a side path continues to the rear garden which includes 2 good storerooms/workshops, gardeners w.c. greenhouse, patio area and flower beds. NO CHAIN. Energy Rating -

TBC

LOCATION

Bridge Street is pleasantly located on the fringe of the village of Penycae close to countryside walks and yet having access to a range of day to day shopping facilities and social amenities together with a public transport service. The village has a primary school and is within the catchment for secondary schools. There are good road links to Wrexham, Shropshire and Llangollen allowing for 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 Penycae, continue up the hill and the turning for Bridge Street will be observed on the right with the cottage being on the left just after the bridge.

ON THE GROUND FLOOR

Upvc part glazed entrance door opens to:

LOUNGE 12'8 x 11'6 (3.86m x 3.51m)

Upvc double glazed window to front, electric radiator and stairs to first floor landing with storage cupboard below.

KITCHEN/DINER 14'9 x 8'1 (4.50m x 2.46m)

The kitchen area is fitted with a range of pine fronted base and wall cupboards with work surface areas incorporating a 1 ½ bowl sink unit, part tiled walls, plumbing for washing machine, plumbing for dishwasher, oven/grill, four ring electric hob with filter fan above, two upvc double glazed windows with pleasant southerly aspect and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the lounge.

BEDROOM ONE 12'9 x 12'0 (3.89m x 3.66m)

Upvc double glazed window to front, fitted wardrobes and over bed storage cupboard, electric radiator and airing cupboard housing the hot water cylinder.

BEDROOM TWO 8'2 x 8'0 (2.49m x 2.44m)

Accessed through bedroom one and having upvc double glazed window to rear.

SHOWER ROOM 6'5 x 6'1 (1.96m x 1.85m)

Appointed with a modern white suite of low flush w.c, wash basin set within vanity cupboard, shower tray with electric shower unit and splash screen, upvc double glazed window, part tiled walls, wipe clean wall panels and electric radiator.

OUTSIDE

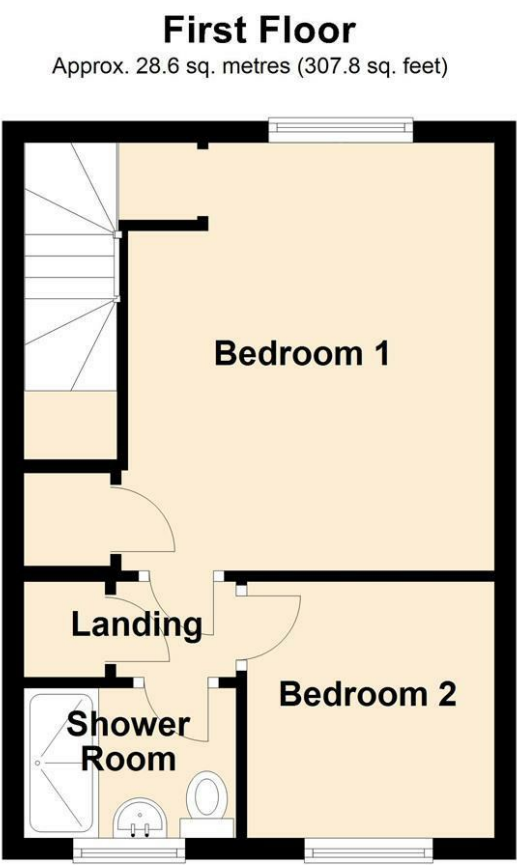
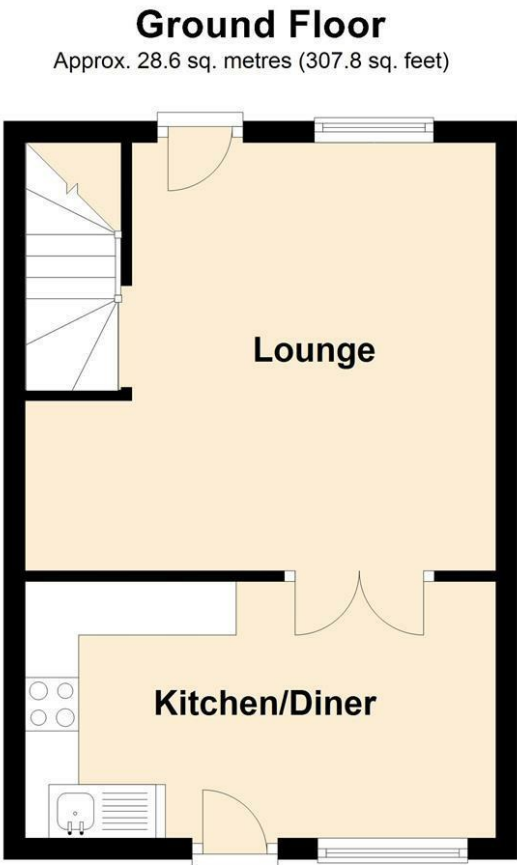
To the front of the property is a gated path to the entrance door. A side shared path leads to the rear garden with patio area, flower beds, useful store with double hinged doors to front, gardeners w.c, greenhouse and a further good sized additional store. The rear garden enjoys a pleasant aspect adjoining a brook.

PLEASE NOTE

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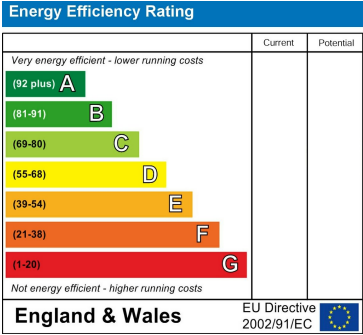
Floor Plan



Area Map



Energy Efficiency Graph



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