



29 Trofryn, Pen-Y-Cae, LL14 2PE

Price £175,000

A well presented and spacious 3 bedroom home with parking to front and enclosed gardens to both front and rear located on the fringe of the village of Penycae with its range of amenities and good road links. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises Upvc double glazed entrance door to hall with stairs to 1st floor landing, light and airy lounge with French doors opening to the rear garden, fitted kitchen with an open aspect to a useful and versatile sitting/utility room. The 1st floor landing connects the 3 good sized bedrooms and a modern bathroom with bath and separate shower enclosure. The front and rear gardens have been designed for low maintenance to include artificial grass and composite decked patio and store shed. NO CHAIN. Energy Rating - C (69)

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

For SAT NAV use postcode LL14 2PF. 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. Take the right turn onto Afoneitha Road and second right where the property and parking area will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

With wood effect flooring, stairs to first floor landing with storage cupboard below, radiator and inset ceiling spotlights.

LOUNGE/DINER 19'3 x 12'4 (5.87m x 3.76m)

A good sized reception room with upvc double glazed window to front, electric fire in surround, upvc double glazed French doors leading to the rear garden, coving to ceiling, inset spotlights and wall light.

KITCHEN 10'9 x 6'6 (3.28m x 1.98m)

Appointed with a fitted range of base and wall units with chrome handles complimented by work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit, plumbing for washing machine, four ring gas hob with stainless steel extractor hood above and oven/grill below, splashbacks, wood effect flooring, coving to ceiling and an open aspect to:

SITTING ROOM/UTILITY 10'6 x 10'4 (3.20m x 3.15m)

A versatile room having a continuation of the wood effect flooring, upvc double glazed window, upvc part glazed external door, work surface area, wall light points, radiator and part glazed external door to covered path.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, inset ceiling spotlights and four panel doors off.

BEDROOM ONE 12'7 x 10'5 (3.84m x 3.18m)

Upvc double glazed window to front, radiator and inset spotlights.

BEDROOM TWO 12'8 x 8'5 (3.86m x 2.57m)

Upvc double glazed window, radiator, built-in storage cupboard housing the Ideal Logic gas combination boiler.

BEDROOM THREE 10'5 x 7'0 (3.18m x 2.13m)

A good sized third bedroom with upvc double glazed window, inset spotlights, wood effect flooring and radiator.

BATHROOM

Appointed with a modern white suite of wash basin in grey vanity unit, bath, shower enclosure with electric shower unit, inset spotlights, part tiled walls, chrome heated towel rail, extractor fan and upvc double glazed window. Adjoining the bathroom is a:

SEPARATE W.C

With upvc double glazed window and wood effect flooring.

OUTSIDE

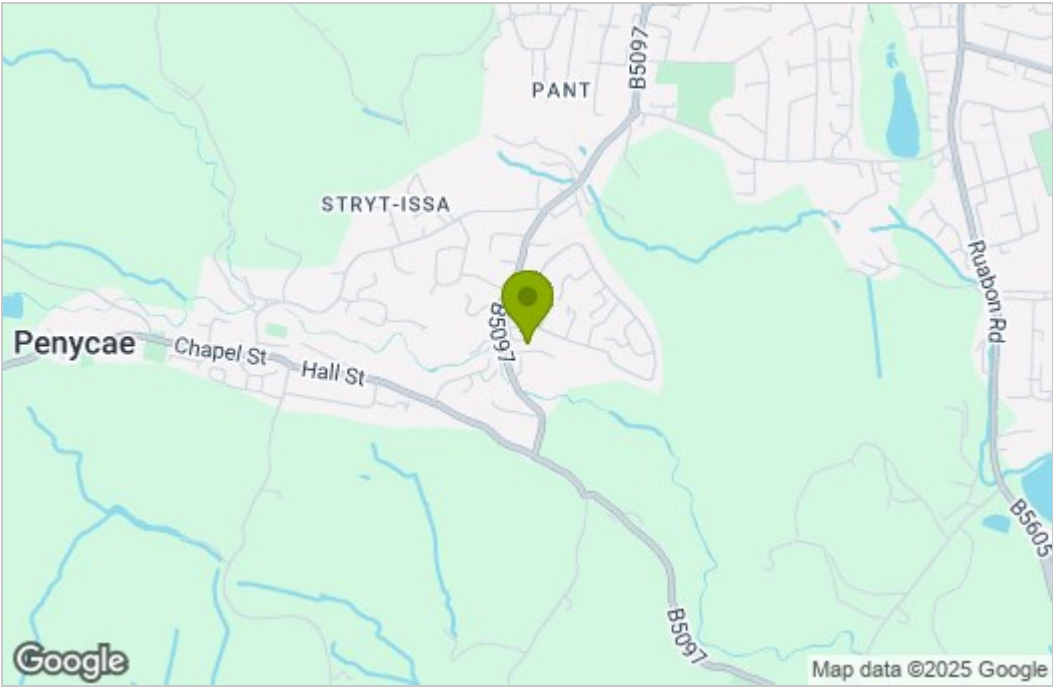
The property is approached from the front via designated residents parking. A gated path leads to the front entrance door alongside artificial lawn, composite decking/patio area being enclosed within timber lapped fencing. To the rear of the property is a decorative gravelled garden, all of which is enclosed with garden shed with electrics and garden gate leading to further parking area.

PLEASE NOTE

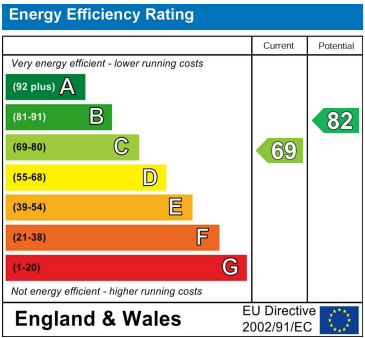
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Area Map



Energy Efficiency Graph



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