



15 Maesteg, Penycae, Wrexham, LL14 2SE

Price £185,000

Situated within a cul de sac location with pleasant rural outlook to the rear is this 3 bedroom semi detached house with garage and private parking located within the village of Penycae having the benefit of a range of convenient amenities nearby. The accommodation briefly comprises a canopy porch, entrance hall with staircase to 1st floor landing, lounge, open plan kitchen dining room overlooking the rear garden and useful store cupboard. The 1st floor landing connects the 3 bedrooms and a bathroom. Gas fired central heating and Upvc double glazing. To the outside, a private drive leads to the garage, additional parking to the front of the house and gated path continues to the private and enclosed rear garden enjoying a sunny aspect, patio area and decorative slate. NO CHAIN. Energy Rating - TBC

LOCATION

The property is located within the village of Penrycae which lies approximately five miles from Wrexham City Centre with good road links to the A483 bypass that connects Wrexham, Chester and Oswestry. Wrexham City Centre has a good range of amenities, public transport, University and Hospital. The village of Penrycae and adjoining village of Rhosllanerchrugog also provides a range of convenient amenities.

DIRECTIONS

Proceed from Wrexham city centre along Mold Road passing the football ground on the right, across the first roundabout, at the second roundabout take the first exit onto the A483 bypass, proceed along taking the third slip road signposted Rhosllanerchrugog and at the roundabout take the third exit, pass through two sets of traffic lights in the village of Johnstown before taking the right hand turning before the supermarket into Stryt Las, follow the road to the mini roundabout turn left, proceed down the hill and turn right into Stryt Isa, proceed along for approximately $\frac{3}{4}$ of a mile and turn right into Maesteg, bear left and the property will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

With radiator and stairs to first floor landing.

LOUNGE 13'6 x 13'6 (4.11m x 4.11m)

Upvc double glazed window to front, radiator, stone fireplace and connecting doors to:

DINING ROOM 8'7 x 7'9 (2.62m x 2.36m)

Upvc double glazed window to rear, radiator and an open aspect to:

KITCHEN 8'7 x 7'8 (2.62m x 2.34m)

Fitted with a range of base and wall units complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit, upvc double glazed window overlooking the rear garden, electric cooker point, plumbing for washing machine, part tiled walls, radiator, upvc part glazed external door, tiled flooring, understairs storage cupboard and additional storage cupboard.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

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

BEDROOM ONE 11'1 x 10'1 (3.38m x 3.07m)

Upvc double glazed window to rear, radiator and storage cupboard housing the gas combination boiler.

BEDROOM TWO 10'7 x 10'1 (3.23m x 3.07m)

Upvc double glazed window to front and radiator.

BEDROOM THREE 7'7 x 6'6 (2.31m x 1.98m)

Upvc double glazed window to front and radiator.

BATHROOM 6'5 x 5'9 (1.96m x 1.75m)

Appointed with a white suite of pedestal wash basin, low flush w.c, bath with electric shower over, upvc double glazed window, tiled walls and radiator.

OUTSIDE

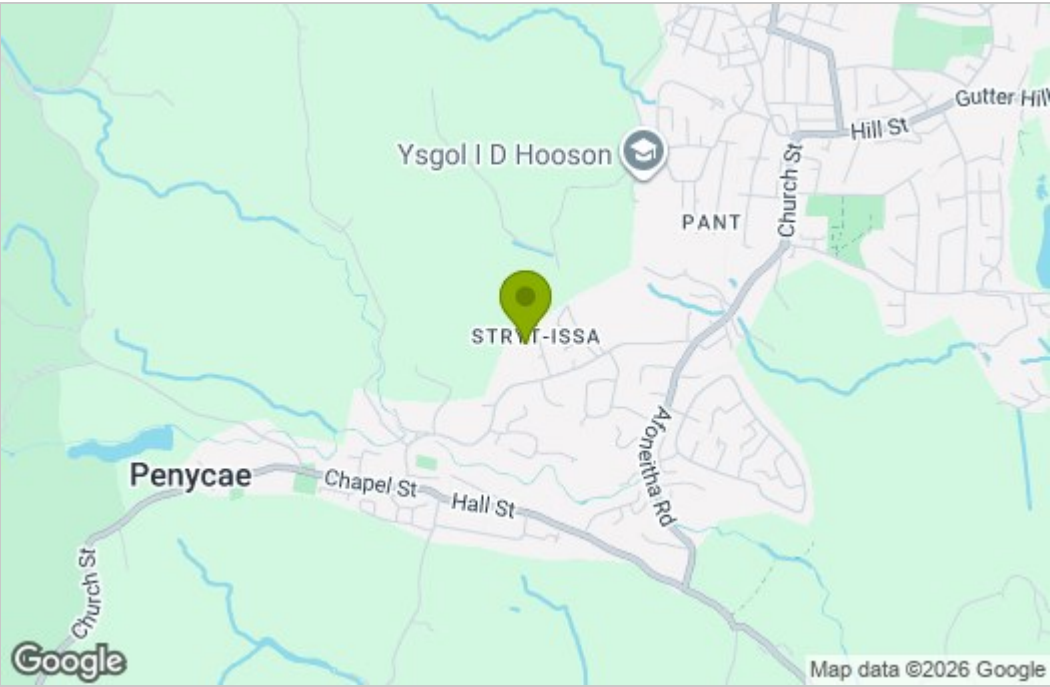
The property is approached along a decorative gravelled driveway and a concrete pattern path leading to the canopy porch. The patterned concrete path continues through a metal gate to the rear garden which enjoys an excellent degree of privacy, a sunny aspect and includes a patterned patio area, slated garden beyond a picket style fence, all of which is enclosed. To the side is an additional drive which continues to the garage with metal up and over door.

PLEASE NOTE

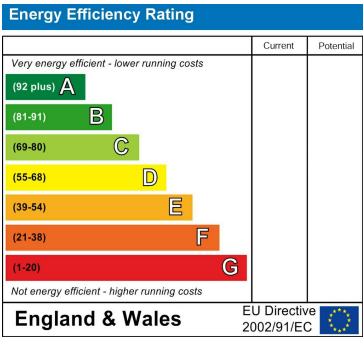
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Floor Plan

Area Map



Energy Efficiency Graph



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