Asking Price £196,500

# 1 Park View, Lane End, Penley, Wrexham, LL13 0LN

🛏 3 Bedrooms          🛁 1 Bathroom

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## General Remarks

This well-appointed 3 bedroom detached house enjoys a pleasant position in the popular border village of Penley. The property has the benefit from off-road parking and an enclosed rear garden providing views over open fields.

**Location:** The border village of Penley has a range of local amenities including a shop and renowned Primary/Secondary Schools. The village is set within the picturesque Maelor countryside yet also benefits from excellent road links to the larger towns of Ellesmere, Wrexham & Whitchurch as well as the City of Chester. Nearby train stations can be found at Ruabon and Whitchurch.

## Accommodation

**Covered Entrance Porch:**

**Entrance Hall:** Coving to ceiling, cloak rack, radiator.

**Lounge/Dining Room:**

**Lounge:** 14' 6'' x 12' 1'' (4.41m x 3.68m) Bay window, coving to ceiling. Electric fire set on a tile hearth with floral inset, timber mantel and surround, radiator.

**Kitchen:** 9'9'' x 8' 1'' (2.97m x 2.46m) Tile floor, range of fitted wall cupboards with matching base units with worktop surface above, 1.5 stainless sink unit and drainer. Built-in fan electric oven with 4 ring halogen hob and extractor hood above, spaces for refrigerator, washing machine and dishwasher. Understairs store cupboard also housing 'Mistral' oil boiler, partly tiled walls and radiator.

**Dining Area:** 9' 9'' x 9' 5'' (2.97m x 2.88m) Coving to ceiling, radiator. Sliding patio doors into conservatory.

**Conservatory:** 12' 6'' x 7' 9'' (3.80m x 2.36m) Vertical blinds, double doors opening onto the rear garden.

**Spindle Staircase to First Floor & Landing Area:** Radiator.

**Bedroom 1:** 12' 5'' x 10' 5'' (3.78m x 3.17m) Radiator, access to loft space.

**Bedroom 2:** 9' 10'' x 9' 5'' (2.99m x 2.86m) Airing cupboard with water cylinder and slatted shelving, radiator.

**Bedroom 3:** 9' 3'' x 7' 5'' (2.82m x 2.27m) Radiator.

**Fully Tiled Bathroom:** 7' 8'' x 5' 4'' (2.35m x 1.63m) Wood effect vinyl flooring, low level w.c, pedestal wash hand basin, panel bath with electric 'Triton' shower above, radiator.

**Outside:** 1 Park View is approached off a small lane onto a drive providing parking.

There is access all around the property which is mainly laid to lawn with mature hedges. The rear garden has a patio area which provides views over open fields, timber shed.
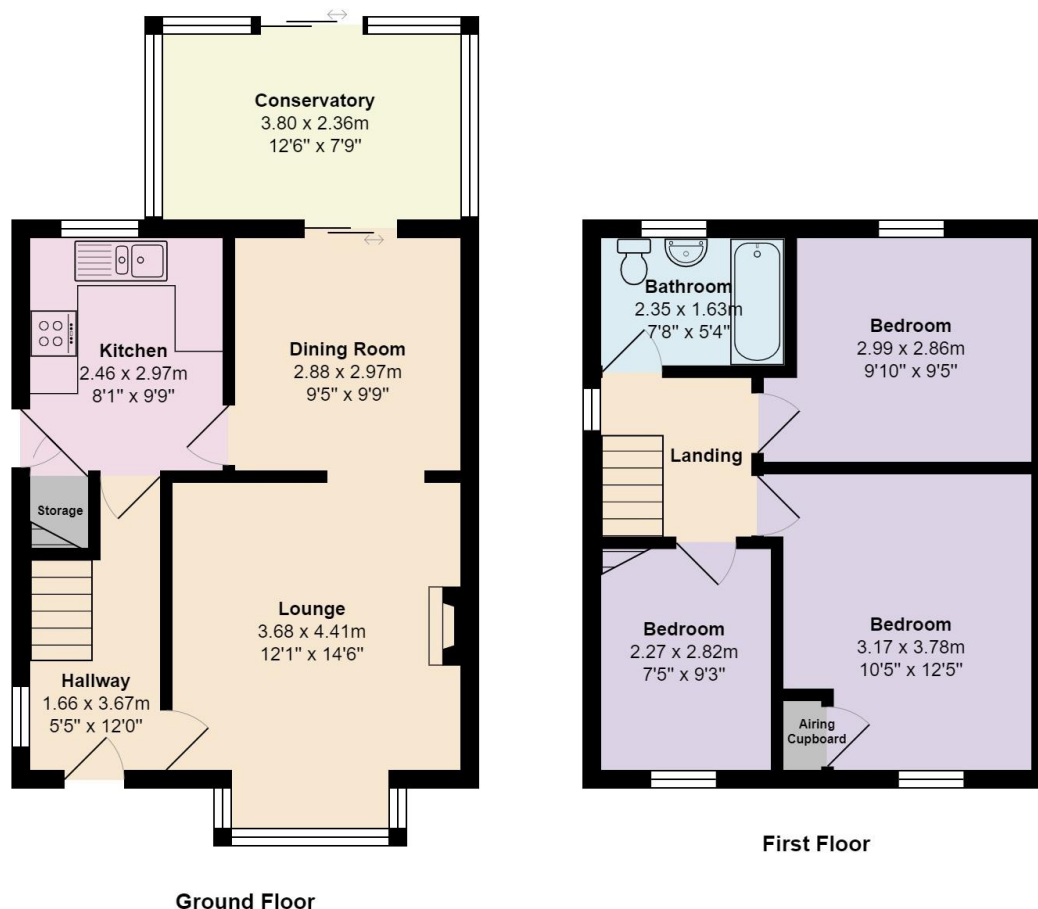
**Council Tax Band 'E'   EPC Rating 61|D**

**Tenure:** We understand the property is freehold upon vacant possession on completion.

**Directions:** From Ellesmere proceed along the Grange Road (A528) after approximately one mile turn right sign posted Penley. After approximately 4 miles you will enter the Village of Penley turn left at the junction and proceed to the roundabout taking the second exit onto Lane End, where the property can be identified on the right-hand side by the agents For Sale board.

**Viewings and Further Information:** For further information or to arrange a viewing please contact the sole selling agent's Ellesmere Office on (01691) 622534.

**Agents Note:** To include a potential ransom strip to the front of the property.

**Conservatory**
3.80 x 2.36m
12'6" x 7'9"

**Kitchen**
2.46 x 2.97m
8'1" x 9'9"

**Dining Room**
2.88 x 2.97m
9'5" x 9'9"

**Storage**

**Lounge**
3.68 x 4.41m
12'1" x 14'6"

**Hallway**
1.66 x 3.67m
5'5" x 12'0"

**Ground Floor**

**Bathroom**
2.35 x 1.63m
7'8" x 5'4"

**Bedroom**
2.99 x 2.86m
9'10" x 9'5"

**Landing**

**Bedroom**
2.27 x 2.82m
7'5" x 9'3"

**Bedroom**
3.17 x 3.78m
10'5" x 12'5"

**Airing Cupboard**

**First Floor**

Total Area: 86.2 m² ... 927 ft²

All measurements are approximate and for display purposes only

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