

# BOWEN

PROPERTY SINCE 1862



Asking Price £180,000

18 Groesfan, Penycae,  
Wrexham LL14 2RP

🏠 3 Bedrooms

🚿 1 Bathroom



# 18 Groesfan, Penrycae, Wrexham LL14 2RP



## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

### General Remarks

Located in the residential and popular village of Penrycae is this well-proportioned three bedroom mid-terraced property with off-road parking and enclosed garden to rear. Situated within walking distance of the village amenities including Corner Shop, Primary School and Community Centre.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** Part glazed PVCu entrance door. Laminate flooring. Ceiling light fitting. Staircase leading to First Floor.

**Lounge:** 19' 0" x 12' 2" (5.78m x 3.72m) Laminate flooring. Double glazed window. Two ceiling light fittings. Feature fireplace and hearth. Power points. Television aerial point. Decorative coving. PVCu sliding doors leading to rear garden. Column radiator in anthracite grey.

**Kitchen:** 21' 10" x 9' 3" (6.66m x 2.82m) An L-shaped Kitchen comprising a range of cream wall and base units with part-tiled splash-backs. Tiled flooring. One-and-a-half-bowl stainless steel sink unit with draining-board. Ceiling spot-lights. Plumbing and space for a washing machine. Power points. Radiator. Space for a range gas cooker. Space for a tall fridge freezer. Two double glazed windows to either elevation. Part glazed PVCu framed door to front and rear.

#### On The First Floor:

**Landing:** Fitted carpet. Power points. Radiator. Ceiling light fitting. Ceiling loft hatch.

**Bedroom 1:** 15' 9" x 10' 1" (4.80m x 3.07m) maximum. Radiator. Laminate flooring. Two double glazed windows. Power points. Ceiling light fitting.

**Bedroom 2:** 14' 0" x 9' 1" (4.27m x 2.77m) Laminate flooring. Radiator. Double glazed window. Power points. Ceiling light fitting. Storage cupboard housing the "Worcester Bosch" gas central heating boiler.

**Bedroom 3:** 11' 4" x 6' 4" (3.46m x 1.92m) Fitted carpet. Double glazed window. Radiator. Power points. Built-in fitted wardrobe. Ceiling light fitting.

**Shower Room:** 7' 10" x 4' 4" (2.40m x 1.33m) Comprising a three piece suite to include low level w.c., wash hand basin set in a white vanity unit and walk-in shower cubicle with dual head power shower and a thermostatic shower bar. Two frosted double

glazed windows. Fully tiled walls. Cushion vinyl flooring. Ceiling spot-lights. Heated towel rail in anthracite grey.

**Outside:** Block paved driveway to front of property allowing Car Parking for two vehicles. To the rear of the property there is a low maintenance garden which is mainly laid to paved Patio. Garden Shed. Gated access at rear (pedestrian only). Fenced boundaries.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester Bosch" gas-fired boiler situated in the second bedroom.









**Tenure:** Freehold. Vacant Possession on Completion.

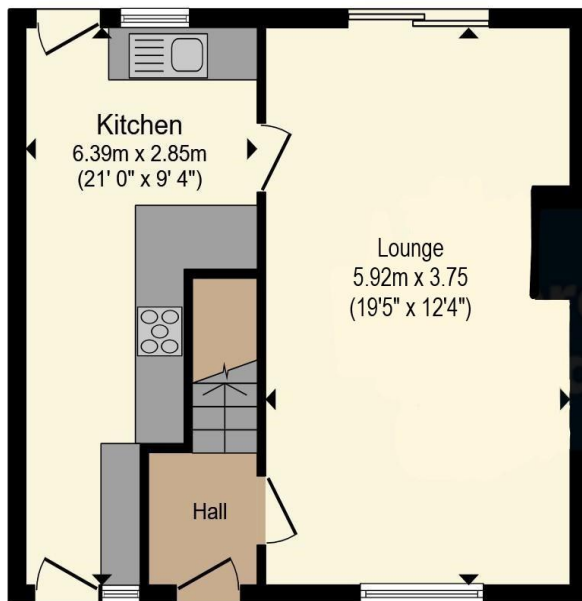
**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 70|C.

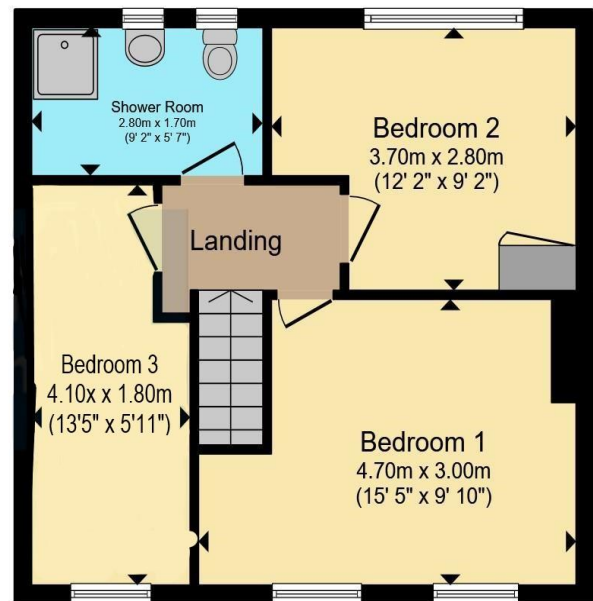
**Council Tax Band:** The property is valued in Band "B".

**Directions:** For satellite navigation use Post Code LL14 2RP. Leave Wrexham on the A483 dual carriageway eventually leaving at the junction signposted Ruabon and Llangollen. At the mini-roundabout turn right onto the flyover bridge and at the next roundabout continue straight across again in the direction of Llangollen. After passing over the brow of the hill, take the next turning right into Plas Bennion Road eventually continuing on up Copperas Hill into the village of Penycae. Continue all the way through the village centre taking a left-hand turn into Groesfan (after the Zion Baptist Church) where the property will be seen on the right-hand side.





**Ground Floor**



**First Floor**

Total floor area 85.6 sq.m. (921 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.