

# Town & Country

Estate & Letting Agents

Stryt Issa, Wrexham

£169,950



Located within this popular and family friendly village of Pen Y Cae this three bedroom property boasts an easy access to a range of local amenities such as sought after pubs, restaurants and schools. The property itself benefits from UPVC double glazing along with gas central heating. In brief the property comprises of an entrance hall, living room, dining room, kitchen on the first floor landing, which offers access to 3 bedrooms and to a bathroom. Externally to the front of the property is a spacious drive which offers parking space for multiple vehicles as well as a large rear garden featuring a timber outside bar and shed.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## DESCRIPTION

This property is situated within a popular village to the south west of Wrexham and boasts a variety of amenities including well thought of schools, sports clubs, pubs and restaurants in the village itself and its surrounding neighbourhood villages. This three bedroom semidetached property benefits from UPVC double glazing and gas central heating and comprises an entrance hall, living room, dining room, kitchen on the first floor landing, which offers access to 3 bedrooms and to a bathroom. The front of the property offers off-road parking for several vehicles with a timber gated access that leads to a rear garden which features a timber outside bar and shed.

## DIRECTIONS

Head north-west on Regent St towards King St, Regent St turns left and becomes Bradley Rd/A5152, Turn right onto Central Rd/A541, Turn left onto Regent St/A541, Continue to follow A541, At Plas Coch Roundabout, take the 2nd exit onto Mold Rd/A541, At the roundabout, take the 1st exit onto the A483 slip road to Oswestry, Merge onto A483, At junction 3, take the B5605 exit to Rhosllanerchrugog, At the roundabout, take the 3rd exit onto Wrexham Rd/B5605, Continue to follow B5605, Turn right onto Maelor Rd/B5426, Continue to follow B5426, At the roundabout, take the 1st exit onto Church St/B5097, At the roundabout, take the 2nd exit onto Pant Hill/B5097, Continue to follow B5097, Turn right onto Stryt-Issa, Turn right onto Maes Teg, Destination will be on the left.

## LOCATION

Pen-Y-Cae is a small village situated in the county borough of Wrexham, which is in the north-eastern part of Wales. The village is known for its picturesque countryside surroundings and offers a peaceful and rural living environment. Wrexham is a historic market town and the largest town in North Wales. It offers a range of amenities, including shops, supermarkets, restaurants, pubs, schools, and recreational facilities. Overall Ffordd Llanerch, offers a residential setting within a quaint village in the beautiful countryside of North Wales. It provides residents with a peaceful and rural lifestyle while still being within a reasonable distance from the amenities and attractions of Wrexham town.

## EXTERNALLY FRONT



The external front of the property features an ample selection of off-road parking located to the front and side of the residence. A small lawn and shrub garden is also prominent with timber gated access and iron gates which open to the rear garden.

## EXTERNALLY REAR



The external rear garden has a slight chip and paved patio area which features a timber built outside bar and a timber built shed. This garden is predominantly laid to lawn and is enclosed with a combination of hedging and fence panels. An outside water supply and power unit is also featured.

## ENTRANCE HALL

4'7" x 6'3"

The entrance hall is combined of UPVC double glazed front doors which open to a ceramic tile flooring and stairs rising to first floor accommodation. A single radiator is also featured.

## LIVING ROOM



11'6" x 12'1"

The living room has a timber laminate flooring and an arched three-way lead to the dining room. Other features within this room include a recess for a fireplace, a radiator and a window which faces the front elevation of the property.

## DINING ROOM



9'6" x 7'4"

The dining room continues with the timber laminate flooring from the living room and features a window which faces the rear elevation and a radiator.

## KITCHEN



9'6" x 6'8"

The kitchen is fitted with gloss wall base and drawer units. The work surface space houses a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback's. The integrated appliances of the kitchen include a stainless steel double oven, a hob and an extractor hood and splashback. There is space and plumbing for a washing machine and a radiator. A UPVC double glazed door opens to the rear garden.

### First Floor Landing

The landing opens up to all three bedrooms and the bathroom. The banister is with a spindle and balustrades and access to the loft space is easily accessible. A window facing the side elevation is also featured.

## BATHROOM



5'8" x 5'10"

The bathroom is installed as a white suite which comprises of a panel bath, a mixer tap, a dual flush low level W/C, a pedestal wash and hand basin and a radiator. The walls are partially tiled and an opaque window faces the rear elevation.

## PRINCIPLE BEDROOM



The principle bedroom features a radiator and a window facing the rear elevation.

### BEDROOM TWO

9'6" x 8'6"

This bedroom comprises of a window facing the rear elevation, wardrobes with a fitted radiator and a chest of drawers in the luggage cupboards.

### BEDROOM THREE

8'9" x 6'

This bedroom is an L shaped room that features a window facing the front elevation, a radiator and an airing cupboard.

### VIEWINGS (WREXHAM)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

### TO MAKE AN OFFER (WREXHAM)

If you would like to make an offer, please contact the office and one of the team will assist you further.

### SERVICES (WREXHAM)

The agents have not tested any of the appliances listed in the particulars.

TENURE - Freehold

Council Tax - Band C - £1,542.65

### MORTGAGE ADVICE (WREXHAM)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### HOURS OF BUSINESS (WREXHAM)

Monday to Friday - 8:30am - 5:30pm

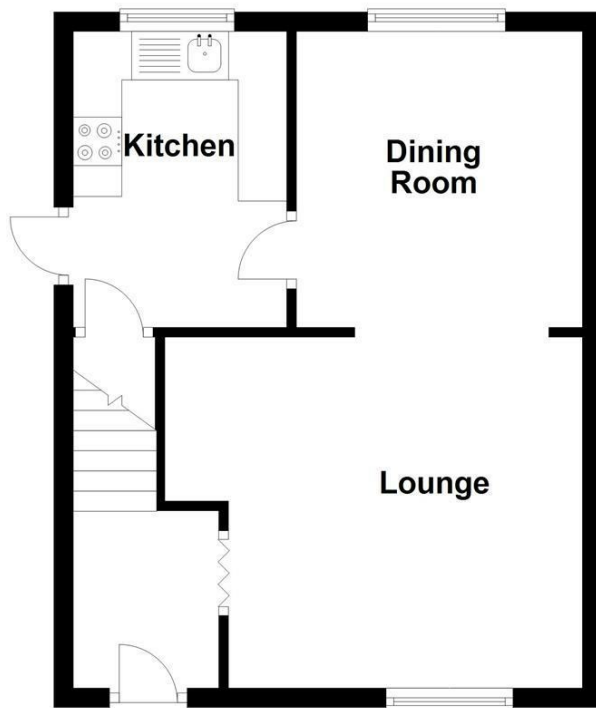
Saturday - 9:00am - 4:00pm

### ADDITIONAL INFORMATION (WREXHAM)

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

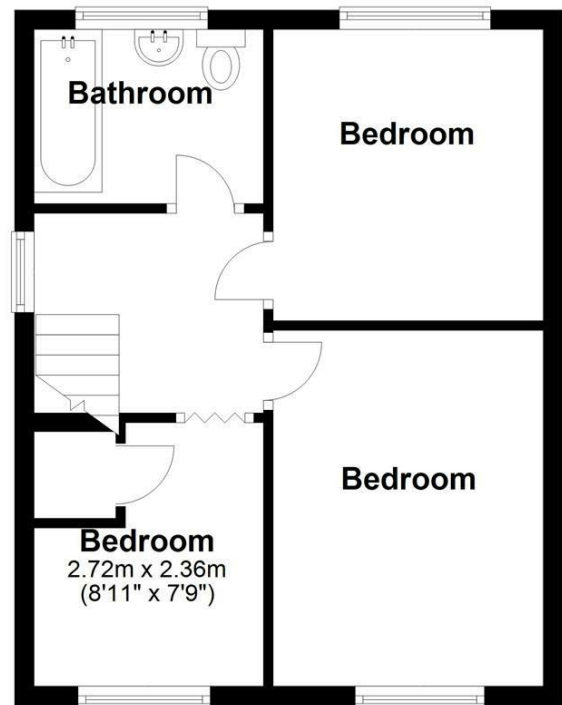
## Ground Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



## First Floor

Approx. 35.5 sq. metres (382.6 sq. feet)



Total area: approx. 71.1 sq. metres (765.2 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 87        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  | 70                      |           |
| (55-68) D                                   |  |                         |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| England & Wales                             |  | EU Directive 2002/91/EC |           |