

# Town & Country

Estate & Letting Agents

Cae Gabriel, Pen-Y-Cae, Wrexham

£179,950



Situated on a development of similar properties in the popular village of Pen y Cae, this three bedroom semi detached home benefits from UPVC double glazing and gas central heating with internal accommodation, comprising an entrance hall, living room, and a kitchen/diner with a utility room and a garden room off and a first floor landing offering access to three bedrooms and a wet room. Externally to the front of the property is ample off-road parking with a golden gravel garden with double iron gates opening to the rear garden which enjoys a sunny predominantly South facing aspect and itself being blown maintenance with a concrete patio area, gold gravel and shrubbed garden. This property is available with no onward chain.

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## Externally Front

To the front of the property is ample off-road parking, a gravelled garden, external lighting, a canopy above the front door and iron double gates opening to the rear garden.

## Entrance Hall

The property is accessed through a UPVC double glazed front door opening to an entrance hall with a window facing the front elevation with a radiator below a partially glazed door opening to the living room and stairs off rising to the first floor accommodation.



## Living Room

13'4 x 12'4

With a bay window facing the front elevation with a radiator below, a living flame gas fire with a marble hearth and Adam style surround and an archway leading into the kitchen/dining room.



## Kitchen Dining Room

15'3 x 9'6

The kitchen area is fitted with gloss fronted wall, base and drawer units complimented by stainless steel handles and with a cupboard housing the gas combination boiler. Ample worksurface houses a stainless steel single drainer sink unit with a mixer tap. With a glazed door off opening to the utility room. Within the kitchen diner, there is also a storage cupboard, two radiators and a double glazed patio door opening to the garden room off.



## Garden Room

10' x 7'1

Having a radiator, a patio door opening to the rear elevation and a Perspex roof.



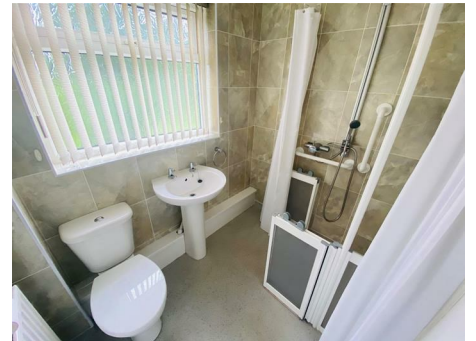
## Utility Room

10 x 6'4

With UPVC panelled walls, a window facing the rear elevation, a double glazed patio door opening to the rear garden, fitted base units with worksurface above, plumbing for a washing machine and a Perspex roof.

## First Floor Landing

With a window facing the side elevation, access to the loft, built-in cupboard and doors opening to the wet room and all three bedrooms.



## Wet Room

Previously a bathroom converted to a wet room with a thermostatic wall mounted shower with low level protective screening, dual flush low level WC, pedestal wash hand basin, radiator, fully tiled walls and an opaque window facing the rear elevation.



**Bedroom One**

11'3 x 9'2

Fitted with range of mirror fronted wardrobes with three sliding doors, the window to the front elevation with a radiator below.



**Bedroom Three**

7'7 x 5'10

Window to the front elevation with radiator below.



**Bedroom Two**

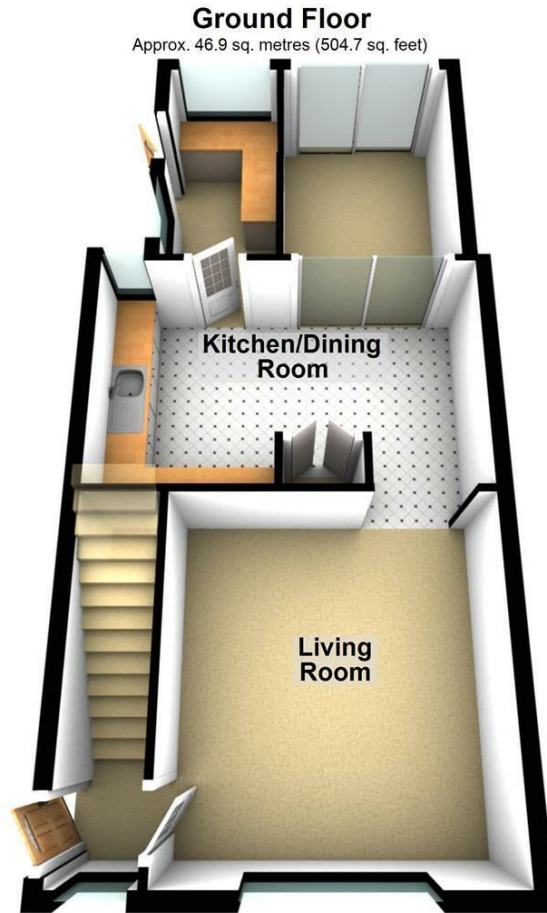
9'10 x 8'4

Fitted with a range of wardrobes along one wall with four sliding mirror front doors, a window to the rear elevation with a radiator below.



**Rear Garden**

A low maintenance rear garden with a concrete patio area, golden gravel and shrub garden and enjoying a predominantly southerly sunny orientation and having an outside light and water supply.



Total area: approx. 81.5 sq. metres (876.9 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 most 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 5px; display: inline-block;">86</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	