

# 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

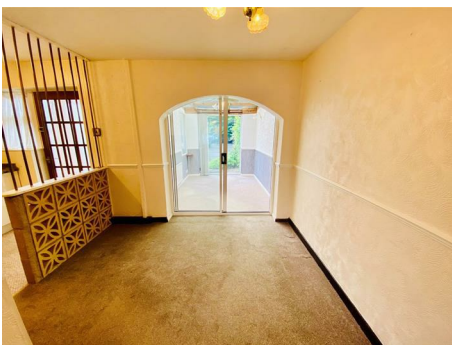
The property is accessed through a UPVC double glazed front door opening to an entrance hall with a window facing the front elevation with a radiator below a partially glazed door opening to the living room and stairs off rising to the first floor accommodation.



## 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.



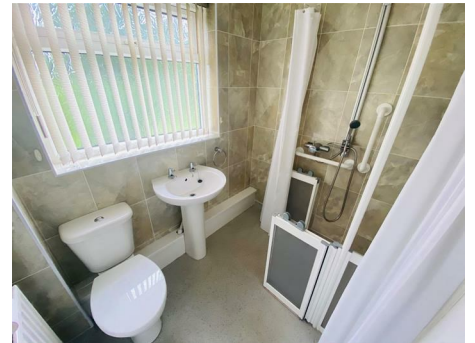
## Utility Room

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**

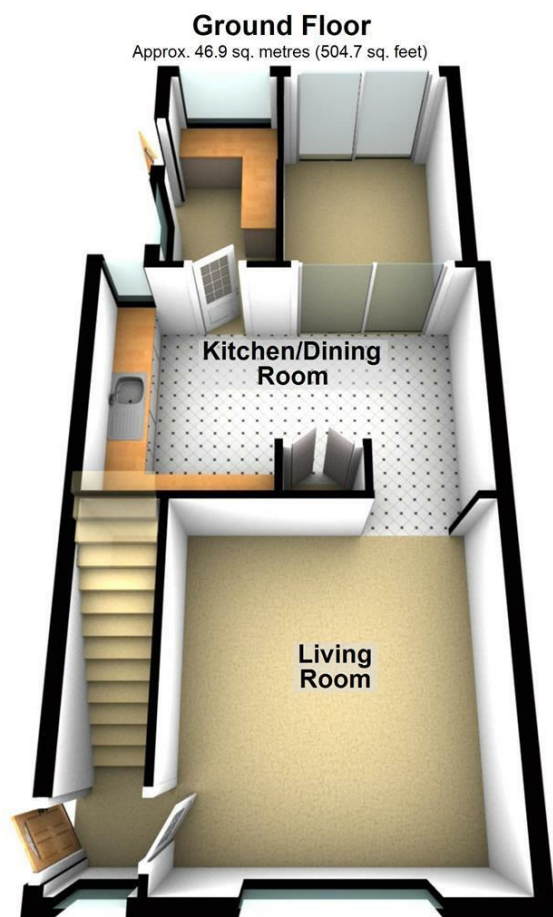
9'10 x 8'4

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)

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>       <div style="border: 1px solid black; padding: 5px; display: inline-block; background-color: yellow;">65</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

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