

Town & Country

Estate & Letting Agents

Ffordd Llanerch, Pen-Y-Cae, Wrexham

£125,000



Situated in this highly popular village located to the south of Wrexham offering easy access to a host of day-to-day amenities and facilities. This two bedroom semidetached property, in need of modernisation benefits from UPVC double glazing along with gas central heating and in brief comprises an entrance hall, a double aspect living room, kitchen, side passageway with utility/outbuilding off and the first floor landing offering access to two double bedrooms and to a bathroom. Externally to the front of the property double iron gates open to off-road parking alongside a lawn and shrub garden, the rear garden has side access, a paved pathway and is again well established laid to lawn with shrub borders. This property is available with no onward chain.

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Entrance Hal

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



Living Room

19' x 10'5 max

A double aspect room with windows to both front and rear elevations, a radiator, a gas fire with feature surround and a glazed door opening to the kitchen.



Kitchen

11'3 x 7'2 max

With a quarry tile floor, a built-in shelved cupboard, fitted wall base and drawer units with work surface space housing a stainless steel single drainer sink unit, partially tiled walls with a window facing the rear elevation and a glazed door opening to the side passageway.

Rear Porch

10'5 x 4'

With single glazed wooden doors opening into both front and rear gardens and two doors off opening to the utility/outbuilding.

Utility/ outbuilding

10'3 x 6'2

With power and blinds and a single glazed window facing the front elevation

First Floor Landing

Having a window facing the side elevation access to the loft and doors opening to the bathroom and to both double bedrooms.



Bathroom

5'6 x 6'4 max

Installed with a white three-piece suite comprising a panel bath wash hand basin and low-level WC with fully tiled walls and a radiator along with an opaque window facing the rear elevation.



Bedroom One

13'8 x 8'5

Having two windows facing the front elevation, a radiator and a built-in cupboard over the stairs housing the Worcester gas boiler.



Bedroom Two

10'2 x 9'9

Having an airing cupboard, a window to the rear elevation and radiator below.



Externally

Externally to the front of the property double iron gates open to off-road parking alongside a lawn and shrub

garden, the rear garden has side access, a paved pathway and is again well established laid to lawn with shrub borders.



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

Additional Information

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.

Services

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

Viewings

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

To Make an Offer


If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

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

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