

Town & Country

Estate & Letting Agents

Pen-Y-Nant, Church Road, Minera

£220,000



Set within an attractive development, this well-presented two-bedroom first-floor apartment boasts stunning rural views. The layout includes an entrance hall, study, spacious living room, and a modern kitchen/diner with granite worktops and integrated appliances. The principal bedroom features a four-piece en-suite, complemented by a second bedroom and additional shower room.

Outside, the property benefits from well-kept communal grounds, a brick store, two allocated parking spaces, and visitor parking. Offered with no onward chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



DESCRIPTION

Forming part of this attractive development, this beautifully presented two-bedroom first-floor apartment enjoys stunning far-reaching rural views. The accommodation briefly comprises an inviting entrance hall, study, and a kitchen/diner fitted with light oak-effect units, granite work surfaces, and a variety of integrated appliances. A spacious living room features a large window framing the scenic outlook, while the principal bedroom includes a luxurious four-piece en-suite bathroom. A second bedroom and additional shower room complete the interior.

Externally, the property sits among beautifully maintained communal grounds and benefits from an outside brick store, two allocated parking spaces, and visitor parking. The property is offered with no onward chain.



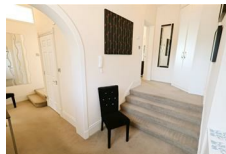
LOCATION

Minera is a picturesque village located on the edge of the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty, offering a tranquil rural setting just a short drive from Wrexham town

centre. The area is known for its scenic landscapes, historic charm, and strong community spirit. Local amenities include a village pub, primary school, and access to beautiful countryside walks, including Minera Lead Mines Country Park and the surrounding hills. Excellent road links provide easy access to Wrexham, Chester, and the wider North Wales region, making it ideal for those seeking a peaceful lifestyle with convenient connectivity.

COMMUNAL ENTRANCE

A panel door opens into a vestibule with a secure inner door, which in turn opens into an entrance hall with parquet flooring. Stairs rise to provide access to the two apartments that share this entrance.



PRIVATE ENTRANCE HALL

The property is entered via a wood grain-effect panel front door that opens into an L-shaped entrance hall with a radiator, an arched throughway, and steps rising to the living room. There is a fitted corner cloaks cupboard and an opaque secondary-glazed window to the side elevation. Doors lead off to the living room, shower room, and bedroom two.

STUDY

6'9 x 5'7

Featuring single-glazed circular windows to the front and rear elevations, a radiator, and a fitted light wood grain-effect desk. An open throughway leads into the kitchen/diner.



KITCHEN/DINER

14'8 x 7'9

Fitted with a range of light oak-effect wall, base, and drawer units complemented by stainless steel handles and granite work surfaces. There is a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel cooker with extractor hood, microwave oven, dishwasher, fridge and freezer, as well as a washing machine. A housing cupboard contains the gas combination boiler. Within the room is a radiator and single-glazed sash windows facing the front, side, and rear elevations.



LIVING ROOM

18'0 x 11'7

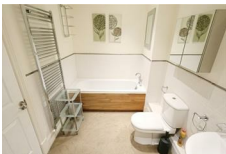
A spacious living area with two radiators, a log-effect electric fire with feature surround, and a secondary-glazed sash window to the front elevation, beautifully framing the far-reaching views. There is also a loft hatch with folding retractable ladder.



BEDROOM ONE

11'2 x 10'4

Fitted with a range of dark wood grain-effect wardrobes and matching drawers. Features include a cast iron ornamental fireplace, radiator, and two secondary-glazed sash windows that once again frame the stunning far-reaching views.



EN-SUITE BATHROOM

11'6 x 6'3

Fitted with a stylish four-piece white bathroom suite comprising a panelled bath with mixer tap, dual flush low-level WC, pedestal wash hand basin, and shower enclosure with thermostatic shower. The walls are partially tiled, and there is a chrome heated towel rail. Recessed downlights are set into the ceiling along with an extractor fan.



BEDROOM TWO

9'6 x 8'0

With a secondary-glazed sash window to the front elevation offering beautiful

views and a radiator below. There is a fitted wardrobe and drawers.



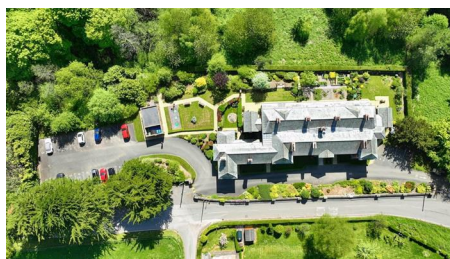
SHOWER ROOM

4'10 x 5'5

Fitted with a white three-piece suite comprising a shower enclosure with thermostatic shower, dual flush low-level WC, and pedestal wash hand basin. The walls are partially tiled and there is a chrome heated towel rail. Recessed ceiling downlights and an extractor fan are also installed.



DRONE PHOTOGRAPHY



Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: TO BE CONFIRMED BY OWNER
Service Charge: TO BE CONFIRMED BY OWNER
Ground Rent: TO BE CONFIRMED BY OWNER
Lease Length: TO BE CONFIRMED BY OWNER

Council Tax - Band E £2680.00

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 a member of our team who will assist you further.

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.

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.

