

7 Cristionydd, Penycae, Wrexham , LL14 2RR
£165,000 MW46420



DESCRIPTION: Situated in a popular village location is this spacious 3 bedroom semi detached property which has internal accommodation to briefly comprise entrance hall, dining room, lounge, fitted kitchen with integrated appliances and to the first floor there are 3 bedrooms, shower room and separate wc. The accommodation is complimented by UPVC double glazing and gas central heating and externally there are generous size gardens and a drive providing off road parking. **VIEWING RECOMMENDED. FREEHOLD. COUNCIL TAX BAND C.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

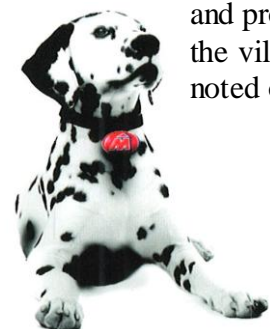
Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout turn left onto the bypass and continue down to the 4th exit for Llangollen. At the roundabout turn right in the Llangollen direction and proceed across the 3rd roundabout and take the first right for Penycae and continue into the village centre turning left into Cristionydd and follow the road until the property will be noted on the right hand side via the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular village location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Built in cloaks cupboard. Stairs rising to first floor. Door leading to side of property.



DINING ROOM: 13' 4" x 9' 5" (4.06m x 2.87m) Panelled radiator. Fitted fire surround with inset electric fire.



LOUNGE: 15' 1" x 11' 5" (4.6m x 3.48m) Panelled radiator. Fitted living flame coal effect gas fire set in a feature surround. TV point.



KITCHEN: 11' 5" x 6' 8" (3.48m x 2.03m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and oven. Wall mounted gas heating boiler. Plumbing for automatic washing machine.



STAIRS AND LANDING: Loft access. Built in airing cupboard. Doors leading off to bedrooms, shower room and wc.

BEDROOM 1: 11' 5" x 11' 6" (3.48m x 3.51m) Panelled radiator. Built in wardrobe. Window to front elevation.



BEDROOM 2: 11' 5" x 8' 9" (3.48m x 2.67m) Panelled radiator. Built in airing cupboard. Built in wardrobe. Window to rear of property.



BEDROOM 3: 9' 8" x 9' 5" (2.95m x 2.87m) Panelled radiator. Window to front elevation.



SHOWER ROOM: Panelled radiator. Fitted 2 piece white suite comprising wash hand basin and shower enclosure with fitted shower. Part tiled walls.



OUTSIDE: To the front of the property there are good size lawned gardens with borders a pedestrian gate and path leading to the side entrance and double gates opening onto a drive providing off road parking. To the rear there are enclosed lawned gardens with borders and 3 brick outhouses with a covered rear entrance.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

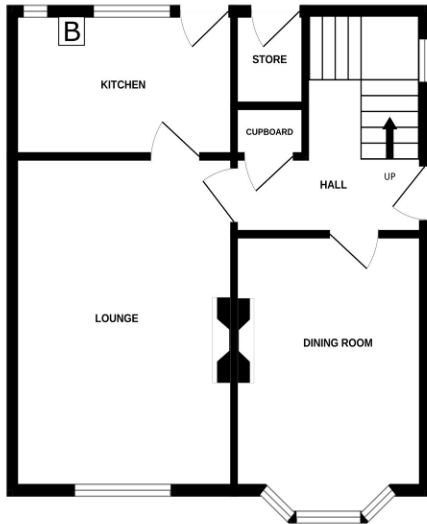
AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

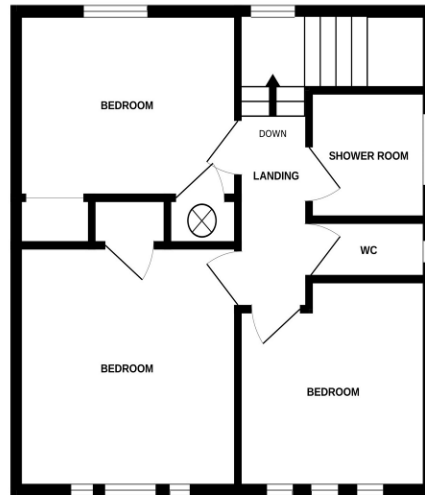
1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA: 948 sq.ft. (88.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix ©2024