Wingetts
More than just estate agents

29 Pendinas, Wrexham, LL11 3BQ

Price £180,000

Presented in excellent condition is this 2 double bedroom semi detached house with private drive for 2 cars and enclosed rear garden conveniently located in this popular modern residential development on the fringe of the city centre allowing access to all its amenities, public transport and excellent road links to Chester and Shropshire. The accommodation benefits from gas fired central heating and Upvc double glazing and briefly comprises a canopy porch with part glazed entrance door opening to the hall with staircase to 1st floor landing and useful store cupboard below, cloaks/w.c., well proportioned lounge with patio doors leading to the rear garden, fitted kitchen with integrated oven/grill and gas hob. The 1st floor landing connects the 2 double bedrooms, bedroom 1 overlooking the rear garden and benefiting from built in wardrobes, and a bathroom with shower over the bath. To the outside, a private drive provides parking for 2 cars, lawned garden to front and gated access to the rear garden which provides a lovely outdoor space with patio area, lawn and timber fencing providing a secure environment. Energy Rating - C (75)

LOCATION
A modern development which is extremely well located for access to the A483 by-pass which leads to Chester and Oswestry and gives access to the major commercial and industrial centres of the region. Wrexham City Centre is only a short driving distance away as is the picturesque Victorian Bellevue Park with its tennis courts, bowls and sports pitches, Hospital, University, Aldi and Morrisons Supermarket.

DIRECTIONS
From Wrexham City Centre proceed along Bradley Road into Victoria Road passing Bellevue Park on the left hand side. At the roundabout take the third exit onto Ruthin Road and continue past Morrisons and Aldi for approx. ½ a mile to the set of 2nd set of traffic lights, then take a right onto Croesnewydd Road, first left into Pendinas and the property will be observed on the right.

ON THE GROUND FLOOR
Canopy porch with welcome light and part glazed door opening to:

HALLWAY
Having stairs to first floor landing with useful storage cupboard below, radiator and four panel doors off.

CLOAKS/W.C
Appointed with a low flush w.c, wash basin with tiled splashback, extractor fan, radiator and wood effect vinyl flooring.

LOUNGE 12'5" x 12'1" (3.8m x 3.7m)
Enjoying a pleasant aspect overlooking the rear garden through upvc double glazed sliding patio doors, coving to ceiling and radiator.

KITCHEN 9'6" x 5'10" (2.9m x 1.8m)
Fitted with a range of base and wall units complimented by work surface areas incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, four ring gas hob with oven/grill below and stainless steel extractor hood above, part tiled walls, plumbing for washing machine, space for fridge freezer and radiator.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
With ceiling hatch to roof space, radiator and four panel doors off.

BEDROOM ONE 12'5" x 8'10" (3.8m x 2.7m)
Upvc double glazed window to rear, radiator and three door built-in wardrobe providing hanging space.

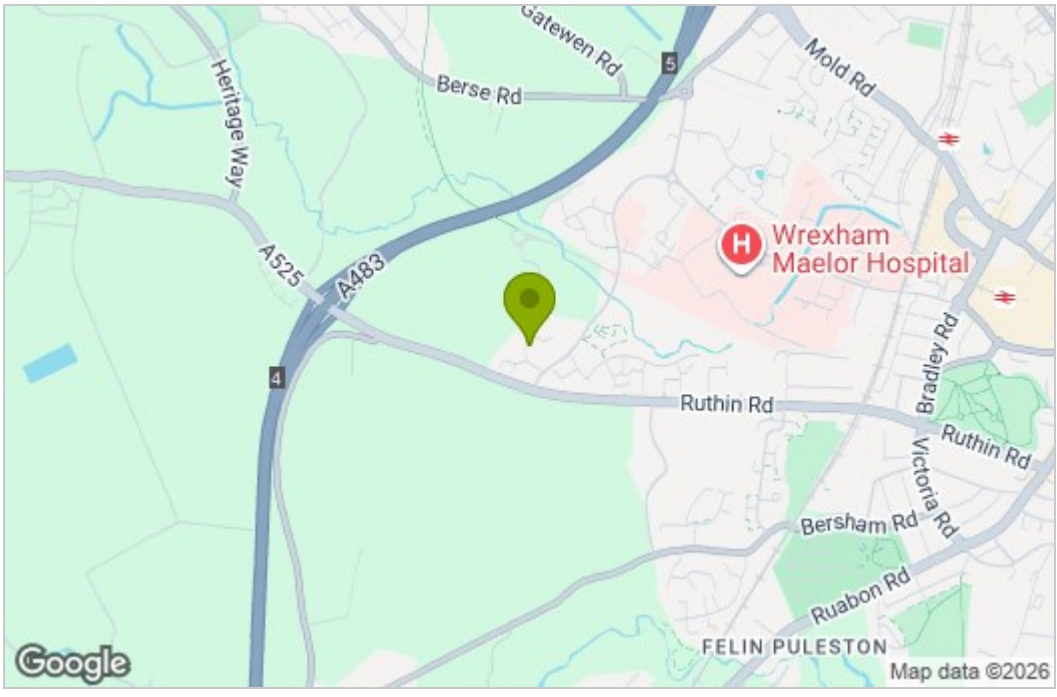
BEDROOM TWO 12'5" x 7'10" (3.8m x 2.4m)
Upvc double glazed window to front, radiator and built-in airing cupboard housing the hot water cylinder.

BATHROOM
Appointed with a low flush w.c, pedestal wash basin with mixer tap, bath with mains thermostatic shower over and splash screen, part tiled walls, extractor fan, radiator and shaver socket.

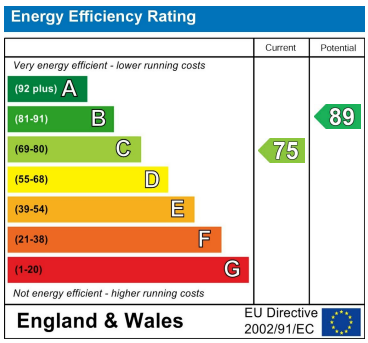
OUTSIDE
A private driveway provides parking for two cars alongside a lawned garden and path to the entrance porch. The rear garden provides a pleasant outdoor entertaining space with patio area and lawned garden beyond, side access gate and timber fencing.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

29 Holt Street, Wrexham, LL13 8DH
Tel: 01978 353553 Email: sales@wingetts.co.uk www.wingetts.co.uk