

# Town & Country

Estate & Letting Agents

Poplar Road, Pen-Y-Cae, Wrexham

£295,000



Occupying a generous and enviable plot that slopes down to a charming stream, this detached bungalow offers excellent potential and has remained in the same family since its construction—never previously sold. While requiring modernisation, the property benefits from majority UPVC double glazing and spacious accommodation including an entrance hall, living room, dining room, kitchen, utility, three well-sized bedrooms, and a bathroom. A study and workshop lie to the side, along with a covered carport and pre-fabricated garage. The mature gardens are a true highlight, well-stocked with colourful plants and trees, bordered by a stone wall along Poplar Road, and offering ample off-road parking and turning space to the front.

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## DESCRIPTION

Situated on an enviable and substantial plot, with the rear boundary descending to a charming stream, this property—although in need of modernisation—benefits from being predominantly UPVC double-glazed. It has remained in the same family since construction and has never previously been sold. The internal accommodation briefly comprises an entrance hall, living room, dining room, kitchen, utility room, three generously sized bedrooms, and a bathroom. Additionally, the property includes a study and a workshop to the side, along with a covered carport and a pre-fabricated garage. The surrounding land is to be admired, offering a generous garden space adorned with a colourful and mature array of plants, shrubs, and trees. A stone wall borders Poplar Road, and there is ample off-road parking and turning space to the front.



## LOCATION

Nestled in the picturesque and semi-rural village of Pen-y-Cae, this property enjoys a desirable location that offers the perfect blend of countryside tranquillity and convenient access to local amenities. Pen-y-Cae is a well-regarded community situated just a short drive from the bustling town of Wrexham, offering residents a peaceful lifestyle with excellent connectivity. The village itself provides a range of everyday amenities including a local shop, primary school, post office, and welcoming pubs. For those who enjoy the outdoors, the surrounding area boasts beautiful countryside walks, scenic bridleways, and nearby attractions such as the stunning Clywedog Valley and the popular Ty Mawr Country Park. Wrexham town centre, approximately 6 miles away, offers a comprehensive range of shopping, leisure, and educational facilities, as well as rail links for commuters. Road connections are equally convenient, with easy access to the A483, providing swift routes to Chester, Oswestry, and the national motorway network. Pen-y-Cae offers a strong sense of community and is ideal for families, retirees, or professionals seeking a quieter pace of life without compromising on accessibility.

## VESTIBULE

A UPVC double-glazed door opens into a vestibule with light engineered oak flooring and a glazed internal door leading to the main entrance hall.



## MAIN ENTRANCE HALL

13'0 x 8'8

A spacious entrance hall with glazed double doors opening into the living room, along with additional doors to the bathroom and all three bedrooms.



## LIVING ROOM

19'8 x 9'2

Features a fireplace with electric heater, a UPVC double-glazed window overlooking the rear garden and patio area, an arched throughway leading to the dining room, and a door opening into the kitchen.



## KITCHEN

12'6 x 6'0

Fitted with base units and work surfaces housing a stainless steel double drainer sink. Partially tiled walls, a UPVC double-glazed window to the side elevation, an electric heater, and a door leading to the side hall.

## SIDE HALL

5'0 x 2'9

Accessed from the pedestrian walkway via a glazed timber panel front door. Features ceramic tiled flooring and doors leading to the kitchen and utility room.

## UTILITY ROOM

11'0 x 6'0

Fitted with wall units and a work surface with space and plumbing below for a washing machine. A single-glazed window overlooks the side garden.



## DINING ROOM

12'0 x 12'0

Includes an electric heater, fitted shelving with cabinets below, a fitted shelved louvre-door storage cupboard, a UPVC double-glazed door opening to the garden, and a door leading to the study.



## BEDROOM ONE

11'6 x 11'0

UPVC double-glazed window facing the front elevation with an electric heater below. Two sets of fitted double wardrobes with overhead luggage cupboards.



## BEDROOM TWO

11'6 x 10'9

A dual-aspect room with UPVC double-glazed windows facing the front and side elevations. Includes an electric heater.



### BEDROOM THREE

11'3 x 10'4

Features a window facing the side elevation with an electric wall heater beneath. Fitted wardrobes with overhead storage cupboards.



### BATHROOM

11'6 x 4'5

Installed with a coloured suite comprising a panelled bath with mixer tap and handheld shower attachment, low-level WC, and pedestal wash basin. Partially tiled walls and an opaque window to the side elevation.



### STUDY

12'0 x 10'1

With an exposed brick wall and flue, UPVC double-glazed windows to both the rear and front elevations, and a doorway leading to the workshop.

### WORKSHOP

15'0 x 7'2

Includes a single-glazed window to the rear elevation and a timber-panelled access door from the front of the property.



### EXTERNALLY

The property is approached from the front through double iron gates, which open to reveal a driveway offering ample off-road parking and turning space in front of a pre-fabricated garage and a carport. These run between two lawned gardens, both well stocked with mature plants, shrubs, and trees. To the right-hand side, a stone wall borders Poplar Road, where there is also a pedestrian side access gate. This leads alongside further mature gardens to the property's entrance door. Access to the rear garden can be gained from either side of the bungalow. The generous rear garden features a lawn area, a paved patio, and an abundance of mature plants, shrubs, and trees. The rear of the property descends to a stream that runs beyond the boundary and can be heard when sitting peacefully in the garden.



### DRONE PHOTOGRAPHY



### Services (Wrexham)

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

Tenure: Freehold

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.**



Total area: approx. 132.6 sq. metres (1427.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D			
(39-54) E			
(21-38) F		33	
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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