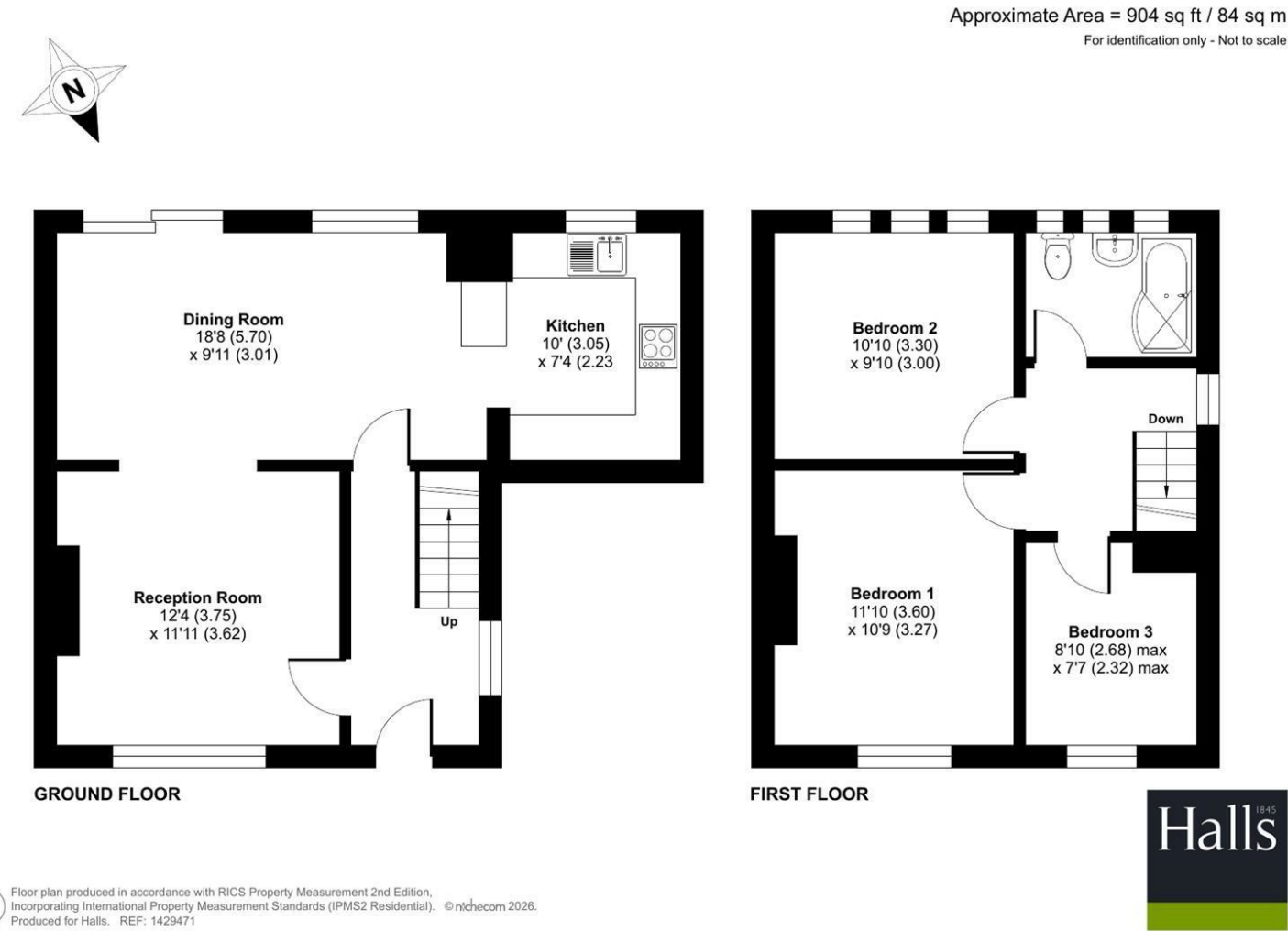


FOR SALE

34 Cristionydd, Pen-Y-Cae, Wrexham, LL14 2RS



FOR SALE

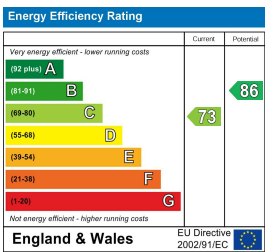
Offers in the region of £175,000

34 Cristionydd, Pen-Y-Cae, Wrexham, LL14 2RS

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor,

who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



A partially renovated mature three-bedroom semi-detached family home offering scope for further modernisation whilst benefitting from deceptively spacious living accommodation and attractive rear gardens which open onto unspoilt farmland, conveniently situated in a popular residential location.



01691 622602

Ellesmere Sales
1-3 Cross Street, Ellesmere, Shropshire, SY12 0AW
E: ellesmere@hallsgb.com



IMPORTANT NOTICE. Halls Holdings Ltd and any joint agents for themselves, and for the Vendor of the property whose Agents they are, give notice that: (i) These particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract (ii) No person in the employment of or any agent of or consultant to Halls Holdings has any authority to make or give any representation or warranty whatsoever in relation to this property (iii) Measurements, areas and distances are approximate, Floor plans and photographs are for guidance purposes only (photographs are taken with a wide angled / zoom lenses) and dimensions shapes and precise locations may differ (iv) It must not be assumed that the property has all the required planning or building regulation consents. Halls Holdings, Bowmen Way, Shrewsbury, Shropshire SY4 3DR. Registered in England 06597073.

hallsgb.com

Residential / Fine Art / Rural Professional / Auctions / Commercial

hallsgb.com

01691 622602

Ruabon (1 mile), Wrexham (5 miles) and Chester (17 miles)

(All distances approximate)



2 Reception Room/s



3 Bedroom/s



1 Bath/Shower Room/s



- **Mature Family Home**
- **Three Bedrooms**
- **Partially Renovated**
- **Aspect Over Open Countryside**
- **Attractive Rear Gardens**
- **Popular Village Location**

DESCRIPTION

Halls are delighted with instructions to offer 34 Cristionydd in Pen-Y-Cae for sale by private treaty.

34 Cristionydd is a partially renovated mature three-bedroom semi-detached family home providing around 900 sq ft of living accommodation, all of which offers excellent potential for modernisation whilst being practically arranged across two floors, these comprising, on the ground floor, an Entrance Hall, Living Room, Dining Room, and Kitchen, together with three first floor Bedrooms and a family Bathroom.

The property is complemented by generous gardens which, to the front, comprise a area of lawn and gravelled bed; to the rear are attractive gardens which offer far-reaching views and feature a substantial paved patio area which leads on to an area of lawn interspersed with floral/herbaceous beds.

SITUATION

34 Cristionydd is situated within the popular village of Pen-Y-Cae and enjoys a convenient proximity to a number of day to day amenities, including Schools, Public Houses, Church, as well being close to excellent transport links, including Ruabon railway station and regular bus services to surrounding towns, with the thriving county centre of Wrexham conveniently situated around 6 miles to the north and providing a comprehensive range of recreational, educational, and cultural attractions.

SCHOOLING

The property lies within a convenient distance to a number of well-regarded educational establishments, including Ysgol Pen-y-Cae, Ysgol Rhiwabon, Rhosymedre Junior, Ysgol Acrefair, Cefn Mawr Primary School and St.Marys Primary.

THE PROPERTY

The property provides principal access via the front door which opens into an Entrance Hallway, where stairs rise to the first floor and a door leads immediately to the left into a welcoming Living Room which features a window overlooking the front elevation, ample space for seating, and fire place with a wooden beam and a log-burner.

An archway leads from the Living Room into a Dining Room, which boasts a sliding patio door which exits directly on to the patio area. The Dining Room flows through to the kitchen, affording the room a particularly sociable and family-friendly ambience; the Kitchen features a selection of fitted base and wall units with work surfaces over, alongside planned space for appliances and boasts a window offering a view of the open countryside to the rear.

Stairs rise from the Entrance Hall to a first floor landing where access is provided into three well-proportioned Bedrooms, all of which are served by a family Bathroom comprising a panelled bath, low-flush WC, and hand basin.

OUTSIDE

The property is approached off Cristionydd and at present comprises an area of lawn to the left and a gravelled area to the right, intersect by a concrete pathway which leads to the front door.

The rear gardens are a notable feature of the property and offer elevated views across open countryside, whilst serving as a lovely accompaniment to the home with a large patio area positioned immediately beyond the rear patio doors, this representing an ideal space for outdoor dining and entertaining and leading on to an expanse of lawn.

THE ACCOMMODATION COMPRISES

- Ground Floor -
Entrance Hall:
Living Room: 3.75m x 3.62m
Dining Room: 5.70m x 3.01m
Kitchen: 3.05m x 2.23m

- First Floor-
Bedroom One: 3.60m x 3.27m
Bedroom Two: 3.30m x 3.00m
Bedroom Three: 2.68m x 2.32m
Family Bathroom:

W3W

///clear.star.reissued

DIRECTIONS

From the A539 take the exit signposted Whitchurch/Llangollen. At the roundabout take the first exit onto the A539 and continue for approximately 0.2 miles to the next roundabout. Take the third exit onto the Llangollen Road/A539 and proceed for about 0.5 miles before turning right onto Plas Bennion Road. Continue for approximately 1.2 miles onto Copperas Hill and Bryn-Y-Coed and turn left onto Cristionydd where, around 0.1 miles later, the property will be situated on the left and identified by a Halls "For Sale" board.

SERVICES

We understand that the property has the benefit of mains water, gas, electricity and drainage.

TENURE & POSSESSION

The property is said to be of freehold tenure and vacant possession will be given on completion of the purchase.

LOCAL AUTHORITY

Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY

COUNCIL TAX

The property is in Band 'A' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, The Square, Ellesmere, Shropshire. Tel: 01691 622602