Asking Price £325,000

4 Bedrooms 1 Bathroom

26 Hall Street, Penycae,
Wrexham LL14 2RU

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PROPERTY SINCE 1862

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General Remarks

Located within the heart of the village, this spacious four bedroom detached house has been significantly improved and modernised to an exceptional standard by the current owners and the living accommodation now boasts numerous high quality fixtures and fittings. The beautifully landscaped gardens, generous off-road parking and the substantial outbuilding are further big selling points. Internally the living accommodation briefly comprises an entrance hallway that is open plan to both the sitting room and the kitchen/ breakfast room which is over 24 foot long, separate dual aspect living room, dining room, home office, downstairs w.c., landing, main bedroom with built-in wardrobes, three further bedrooms and a shower room. An early viewing could not come more highly recommended.

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

On The Ground Floor:

Entrance Hall: Double glazed composite door and side panel to the front elevation. Radiator. Solid woodblock flooring. Open staircase with mahogany treads.

Sitting Room: 12' 11'' x 10' 10'' (3.94m x 3.29m) Radiator. Solid woodblock flooring.

Living Room: 17' 3'' x 9' 11'' (5.25m x 3.01m) PVCu double glazed window to the front elevation. Two PVCu double glazed windows to the side elevation. Radiator. Solid woodblock flooring. Feature exposed brick chimney-breast with inset wood-burner. Down-lighters.

Home Office: 7' 11'' x 5' 9'' (2.42m x 1.76m) PVCu double glazed window to the side elevation. Solid woodblock flooring.

Downstairs WC: White two piece suite comprising a low level w.c. and wash hand basin set into cabinet. Radiator. Tiled floor. Wall tiling.

Dining Room: 12' 8'' x 11' 5'' (3.86m x 3.48m) PVCu double glazed windows to the front and side elevations. Radiator. Down-lighters.

Kitchen/Breakfast Room: 24' 3'' x 8' 5'' (7.40m x 2.56m) Two PVCu double glazed windows to the side elevation. PVCu double glazed door and window to the rear elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl composite sink and drainer unit with mixer tap. Space for range-style cooker. Space for fridge freezer. Wall tiling. Tiled floor to the Kitchen Area. Solid woodblock flooring to the Breakfast Area.

On The First Floor:

Landing: PVCu double glazed window to the front elevation. PVCu double glazed French doors to the rear elevation. Sky-light to the front elevation. Radiator.

Bedroom 1: 12' 8'' x 11' 7'' (3.86m x 3.53m) PVCu double glazed windows to the front, side and rear elevations. Sky-light to the rear elevation. Radiator. Built-in wardrobes. Wood-effect flooring. Down-lighters.

Bedroom 2: 12' 1'' x 10' 0'' (3.69m x 3.05m) PVCu double glazed windows to the front and side elevations. Radiator.

Bedroom 3: 10' 9'' x 9' 8'' (3.28m x 2.95m) PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring.

Bedroom 4: 9' 8'' x 5' 10'' (2.94m x 1.79m) PVCu double glazed window to the side elevation. Radiator. Wood-effect flooring.

Shower Room: 13' 1'' x 4' 8'' (4.00m x 1.43m) maximum. PVCu double glazed window to the side elevation. Three piece suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet.

Shower Room continued: "Worcester 35 CDi Greenstar" condensing gas-fired combination boiler. Wall tiling. Tiled floor. Heated towel rail. Down-lighters.

Outside: Externally there is a substantial block paved driveway to the side of the property providing Off-Road Parking leading up to the Detached Outbuilding which combines a Garage Section with a Utility Room and Storage Area.

The gardens are beautifully kept and combine various different Seating and Entertaining Areas interspersed with gravelled sections, planted beds and a pond.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester 35 CDi Greenstar" condensing gas-fired combination boiler situated in the Shower Room.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 66|D.

Council Tax Band: The property is valued in Band "C".

Directions: Leave Wrexham on the A483 dual carriageway eventually leaving at the junction signposted Ruabon and Llangollen. At the mini-roundabout turn right onto the flyover bridge and at the next roundabout continue straight across again in the direction of Llangollen. After passing over the brow of the hill take the next turning on the right into Plas Bennion Road eventually continuing up onto Copperas Hill and into the village of Penycae. Continue through the village centre and the property will be observed on the right-hand side of the road shortly before the village Community Centre.

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Ground Floor
Approx. 106.8 sq. metres (1149.6 sq. feet)

First Floor
Approx. 57.6 sq. metres (619.5 sq. feet)

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