



Maesteg | Pen-Y-Cae | Wrexham | LL14 2SE

Offers in excess of £230,000



ROSE RESIDENTIAL

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This beautifully renovated three bedroom semi detached home offers stylish, contemporary accommodation and is ready to move straight into. Finished to a high standard throughout, the property comprises a welcoming lounge, an impressive open-plan kitchen/dining room, three well proportioned bedrooms, and a modern family bathroom. Externally, the property benefits from a private rear garden, ample off-road parking, and a detached garage, making it an ideal home for families and first-time buyers alike.

Entrance & Hallway

The property is entered via a front facing door, which opens into a welcoming Hallway. From here, stairs rise to the first floor, whilst an oak door to the left provides access to the Lounge.

Lounge

13'6" (max) x 13'6" (max) (4.13m (max) x 4.13m (max))

A well proportioned reception room featuring a front facing UPVC double glazed window, newly fitted carpets, and a radiator. Decorative panelled walling creates an attractive focal point with space for a feature fireplace or media unit, while glazed oak doors lead through to the kitchen/dining room.

Kitchen/Diner

16'9" x 7'0" (5.13m x 2.14m)

Flooded with natural light from a rear facing UPVC double glazed window and glazed double doors, this impressive kitchen/dining room has been finished to a high standard throughout. The contemporary shaker-style kitchen is fitted with a generous range of wall and base units, complemented by marble effect worktops incorporating an inset composite sink with mixer tap. Integrated appliances include an electric oven, hob, and extractor hood, with additional space and plumbing for a washing machine. A useful understairs cupboard provides space for a fridge/freezer. The well-proportioned layout comfortably accommodates a dining table, making it an ideal space for both everyday family life and entertaining. Finished with stylish herringbone flooring and neutral décor, a part glazed UPVC door provides convenient access to the outside.





Stairs & Landing

Stairs rise from the Hallway to the first floor accommodation, with a side facing UPVC window on the staircase allowing natural light to flow onto the landing.

Bedroom One

10'8" x 10'1" (3.26m x 3.08m)

A spacious double bedroom featuring a large rear facing UPVC double glazed window enjoying charming views over the field behind. The room also benefits from a radiator and newly fitted carpet.

Bedroom Two

11'0" x 10'1" (3.37m x 3.08m)

The second bedroom is capable of also being a double bedroom. There is a front facing UPVC double glazed window, newly fitted carpet and radiator.

Bedroom Three

7'8" x 6'8" (2.36m x 2.04m)

The smallest of the three bedrooms, this well proportioned room features a front facing UPVC double glazed window, radiator, and newly fitted carpet. It would make an ideal single bedroom or home office.

Bathroom

A recently upgraded bathroom, appointed with a newly fitted suite comprising a shower bath with side facing glazed shower screen and mains fed shower over, a vanity sink unit and a low-level WC. The walls are finished with modern UPVC panelling, complemented by a chrome heated towel rail and newly laid vinyl flooring, creating a fresh and contemporary space.

External

Externally, the property benefits from a private, low maintenance rear garden with gated side access. To the front, there is a gravelled area providing off-road parking, complemented by a further driveway leading to a detached garage, offering ample parking and storage.

Disclaimer

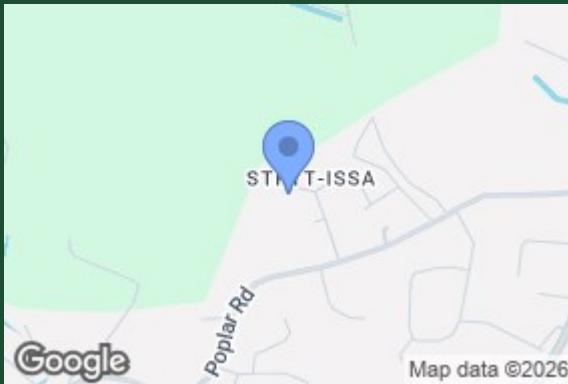
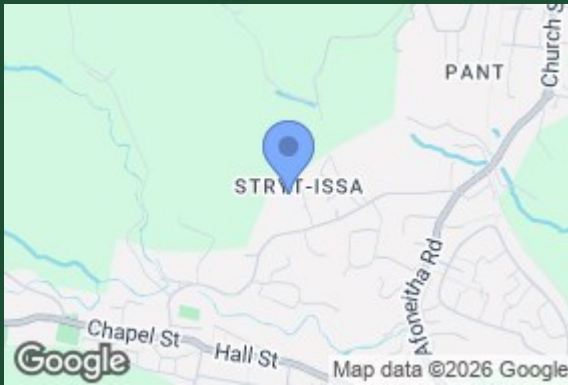
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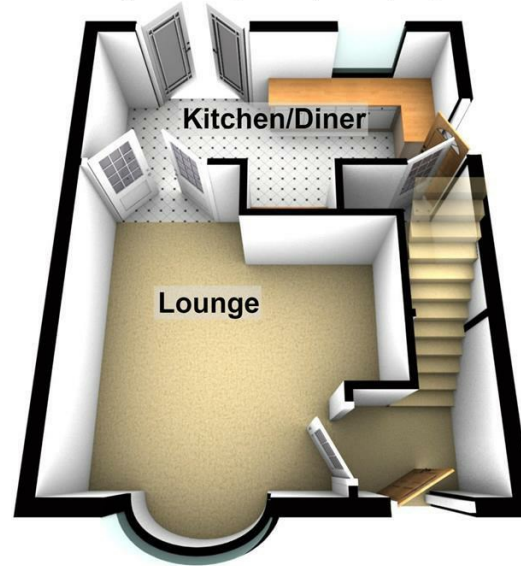
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Ground Floor

Approx. 33.1 sq. metres (356.0 sq. feet)



First Floor

Approx. 34.1 sq. metres (367.1 sq. feet)



Total area: approx. 67.2 sq. metres (723.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(12 plus) A			
(91-91) B			
(69-80) C		70	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

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