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Pont Yr Afon, Pen-Y-Cae, Wrexham £190,000









Situated in the village of Pen-Y-Cae, this well-presented two-bedroom bungalow offers practical single-storey accommodation, a spacious living room, two generously sized bedrooms, a fitted kitchen and a family bathroom. Externally, the property benefits from a front driveway providing off-road parking, an attractive lawned frontage and gated side access leading to the enclosed rear garden. The rear garden features a recently installed patio, a generous lawn and direct access to the garage. Further benefits include UPVC double glazing, a Worcester combination boiler, a recently fitted electric shower and a new composite front door.

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DESCRIPTION

A well-presented two-bedroom bungalow situated in the village of Pen-Y-Cae, offering spacious single-storey accommodation, a fitted kitchen, family bathroom and generous living room. Externally, the property benefits from off-road parking, an enclosed rear garden with a recently installed patio, gated side access and a garage. Further features include UPVC double glazing, a Worcester combination boiler and a new composite front door.

LOCATION

The property is situated in the established residential area of Pont Yr Afon, within the popular village of Pen-Y-Cae, approximately five miles from Wrexham city centre. The village offers a range of everyday amenities, including local shops, a primary school and public transport links, with further facilities available in the neighbouring communities of Rhosllanerchrugog and Ruabon.
The location provides convenient access to Wrexham, while Ruabon railway station is approximately 1.5 miles away, offering additional transport connections. The surrounding area also benefits from access to local countryside, making it an appealing setting for those seeking village living within easy reach of larger towns and amenities.



ENTRANCE HALL

7.99' x 4.41'

The property is entered via a composite front door, opening into a welcoming entrance hallway providing access to the principal living accommodation. The kitchen is accessed directly from the hallway, while an internal door to the right leads into the living room. Radiators are conveniently positioned within the hallway.



LIVING ROOM

11.17' x 15.90'

A spacious and comfortable living room featuring a UPVC double-glazed window overlooking the front elevation, allowing natural light to enter the room. A radiator is positioned beneath the window. The room offers ample space for a range of living room furniture, creating an inviting setting for both relaxation and entertaining.

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KITCHEN

7.70' x 8.51'

The fitted kitchen offers a practical arrangement of light oak-effect worktops, under-counter storage cupboards and partially tiled splashback areas. There is provision for an oven and hob, washing machine and fridge freezer, alongside a stainless-steel sink.
Additional features include a Worcester combination boiler, a small radiator positioned to the left upon entering and an obscure-glazed UPVC double-glazed window.
A composite rear entrance door, incorporating obscure glazing, provides convenient access to the rear garden.



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BEDROOM ONE

9.44' x 13.48'

A generously proportioned main bedroom featuring a large UPVC double-glazed window overlooking the rear elevation, with a radiator positioned beneath. The room is finished with pink carpeting and provides ample space for bedroom furniture.



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BEDROOM TWO

9.78' x 10.61'

A further generously sized bedroom benefiting from a large UPVC double-glazed window overlooking the rear elevation, providing natural light. A radiator is positioned to the right upon entering the room. This versatile space is suitable for use as a second bedroom, guest room or home office.

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BATHROOM

6.54' x 5.54'

The family bathroom is newly fitted with a suite comprising a bath, a freestanding washbasin and a WC.

The bath and shower area benefits from wall panelling, complemented by partial tiling around the washbasin and windowsill. Further features include laminate flooring, a radiator positioned to the right upon entering and an obscure-glazed UPVC double-glazed window to the side elevation.

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REAR GARDEN

The enclosed rear garden can be accessed directly from the kitchen or via the gated side entrance from the front driveway. A side pathway leads to a recently installed patio area, providing an ideal space for outdoor seating, dining and entertaining. The remainder of the garden is predominantly laid to lawn, offering a generous outdoor space with scope for a variety of uses. At the far end of the garden, a pedestrian door provides direct access to the garage, adding further practicality and convenience.



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Services (Wrexham)

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

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.

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

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All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

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The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

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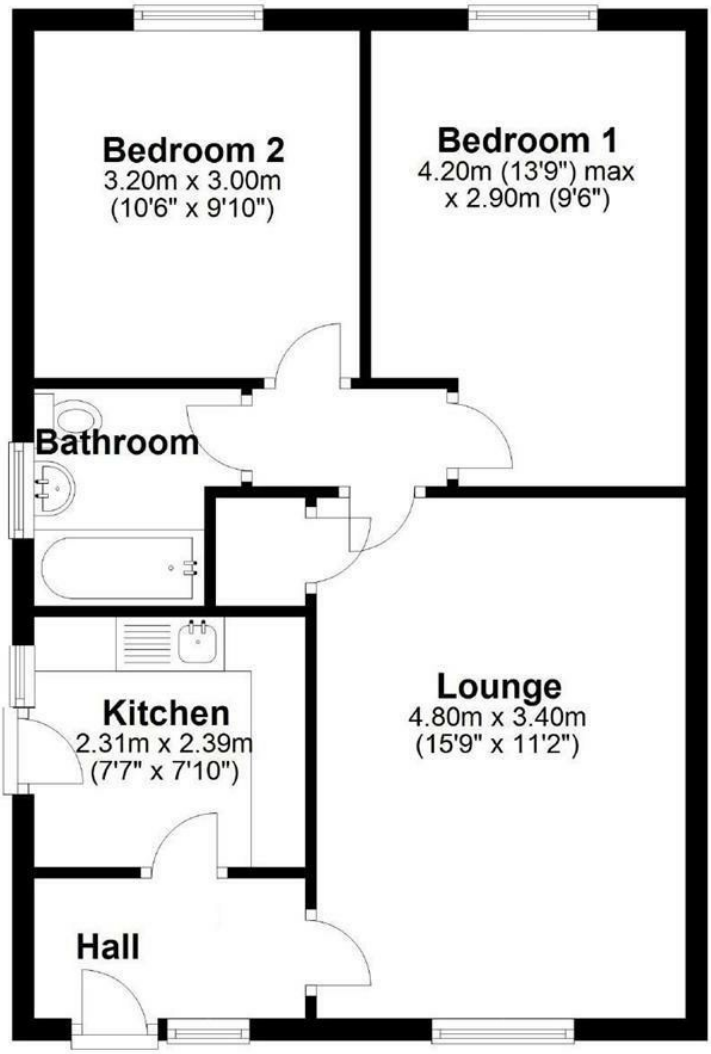
Ground Floor

Approx. 54.6 sq. metres (587.7 sq. feet)



Total area: approx. 54.6 sq. metres (587.7 sq. feet)

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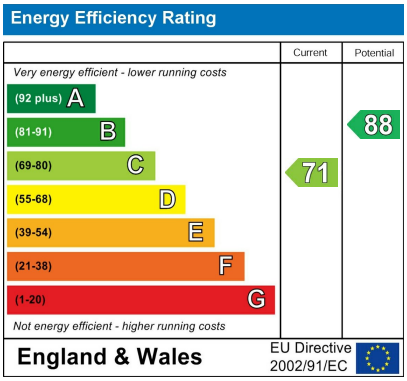

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