

BOWEN

PROPERTY SINCE 1862



Asking Price £165,000

5 Dymock Place, Penley, Wrexham, LL13 0LL

🏠 3 Bedrooms

🚿 1 Bathroom

5 Dymock Place, Penley, Wrexham, LL13 0LL



General Remarks

A well presented three bedroom end of terrace property situated in the popular border village of Penley. Accommodation includes a lounge with dual aspect windows, kitchen, utility room with three bedrooms and shower room. Benefitting from a good sized front garden with off-road parking and enclosed rear courtyard garden, the property is warmed by oil fired central heating and has uPVC double glazing throughout.

Location: Dymock Place is situated within the village of Penley in the picturesque Maelor countryside yet also benefitting from excellent road links to the larger towns of Ellesmere & Whitchurch as well as the cities of Wrexham and Chester. The village has a range of local amenities including a shop and renowned Primary/Secondary Schools. Nearby train stations can be found at Ruabon and Whitchurch.

Accommodation

Covered Entrance Porch: Partly glazed entrance door with glazed side panel opening into:

Entrance Hall: Radiator and cloaks rack.

Lounge: 21' 6" x 12' 8" (6.55m x 3.87m) Dual aspect windows, raised tiled hearth with a stone surround.

Kitchen: 11' 2" x 8' 10" (3.40m x 2.68m) Wood effect vinyl flooring, a range of fitted wall cupboards and matching base units with work surface above, 1.5 bowl sink and drainer. Space for washing machine, partly tiled walls and radiator.

Utility Room: 13' 3" x 6' 4" (4.04m x 1.92m) Wood effect vinyl flooring, fitted base units with worktop surface above, space for refrigerator/freezer, radiator. Doors either side providing access to both the front and rear of the house.

First Floor Landing: Radiator and access to roof space.

Bedroom 1: 12' 2" x 10' 0" (3.72m x 3.05m) Radiator.

Bedroom 2: 11' 3" x 9' 1" (3.43m x 2.77m) Radiator.

Bedroom 3: 8' 8" x 7' 11" (2.63m x 2.42m) Radiator.



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 expressly 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.

Shower Room: 7' 0" x 5' 2" (2.13m x 1.58m) Suite comprising corner shower cubicle with Triton electric shower, wash hand basin with vanity unit below and low level flush WC. Panelled walls, tiled floors and spotlights to ceiling.

Outside: Approached through double gates onto a 'crazy paved' pattern press drive providing ample parking. Raised borders planted with a variety of mature shrubs and plants. The side gate provides access to the enclosed rear garden which is paved for ease of maintenance, having a brick outbuilding and outside water tap.

Tenure: We are informed that the property is freehold subject to vacant possession on completion.

Services: We understand that mains electricity, water, drainage are connected. The property is warmed by oil fired central heating.

EPC Rating: 52|E **Council Tax Band:** 'D'

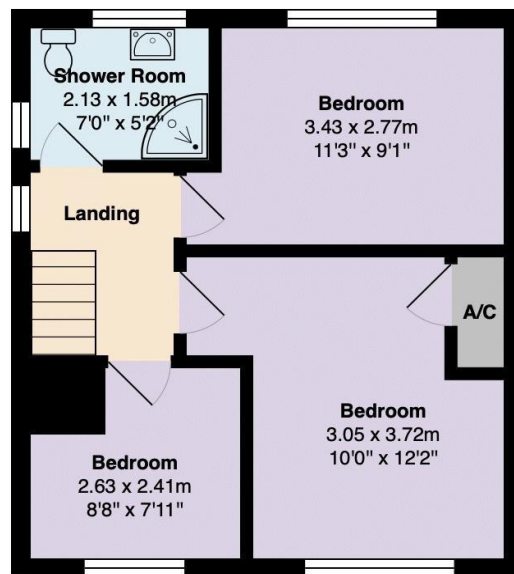
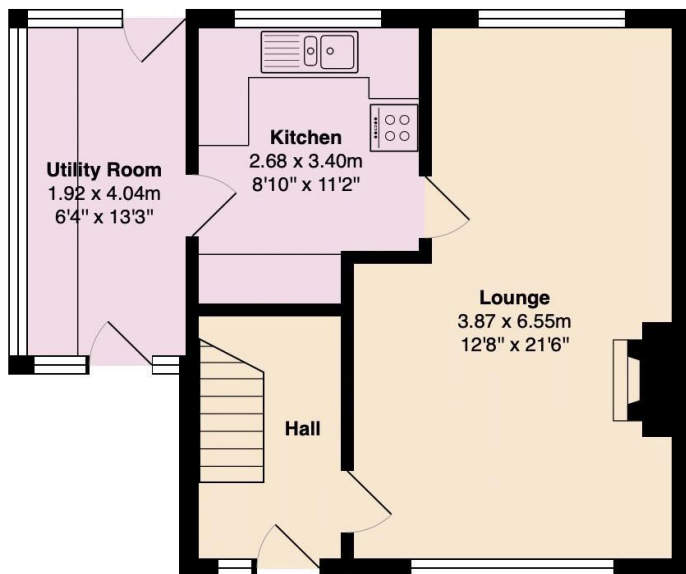
Local Authority: Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY Tel: 01978 2592000

Directions: From Ellesmere proceed along the A528 signposted Wrexham. After approximately half a mile turn right sign posted Penley. Continue for approximately 2.5 miles, on entering the village of Penley proceed along the Ellesmere Lane to the junction, turn left and after a short distance turn right into Dymock Place. No. 5 can be identified on the left hand side by the agent's For Sale board

Ownership Disclosure: In accordance with the Estate Agents Act 1979, we disclose that the owner of this property is related to an employee of Bowen.



5, Dymock Place, Penley, LL13 0LL



Total Area: 83.9 m² ... 903 ft²

All measurements are approximate and for display purposes only



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steeped in heritage
with a forward
thinking outlook.

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