



Pendwll Road, Wrexham LL11 6EU

£375,000

Located on Pendwll Road in Moss, Wrexham, this detached four-bedroom house offers spacious and versatile accommodation. The property includes four reception rooms, one of which is a conservatory, providing additional living space. There are four well-proportioned bedrooms and a family bathroom. A recently installed boiler and Hive heating system have been added, and the loft has been boarded to provide useful storage space. Outside, there is off-road parking for up to four vehicles. The property is situated close to local countryside walks and a nearby golf course, while remaining within easy reach of Wrexham and surrounding areas. This is a well-maintained home in a sought-after location, offering a good balance of indoor and outdoor space.

- FOUR BED DETACHED FAMILY HOME
- CONSERVATORY
- PARKING FOR FOUR VEHICLES
- POPULAR SEMI RURAL LOCATION
- THREE RECEPTION ROOMS
- GENEROUS REAR GARDEN
- NEWLY FITTED GAS COMBI BOILER WITH HIVE SYSTEM
- VIEWING HIGHLY RECOMMENDED



Entrance Hallway

UPVC door, double glazed frosted window to front, wood effect flooring, new radiator, storage cupboard, doors to

Living Room

Wood effect flooring, radiator, double glazed bay window to front, double glazed window, fireplace with marble surround,

Kitchen

Range of wall base and drawer units, ample worktop space, two double glazed windows to rear, newly fitted gas combi boiler, radiator, space for washer/dryer, dishwasher, oven and American-Style fridge/freezer, tiled flooring, UPVC door to side of property, door to

Dining Room

Tiled flooring, radiator, double doors to

Conservatory

Part brick, double glazed windows, radiator, patio doors out into rear garden

Reception Room / Office

Wood effect flooring, double glazed window to front, radiator

Downstairs WC

Pedestal hand wash basic and low level WC

First Floor Landing

Carpeted flooring, double glazed window to front, doors to

Bedroom One

Carpet flooring, radiator, double glazed window to front

Bedroom Two

Carpet flooring, radiator, double glazed window to rear

Bedroom Three

Carpet flooring, radiator, double glazed window to front

Bedroom Four

Carpet flooring, radiator, double glazed window to rear

Family Bathroom

Four piece suite comprising low-level WC, pedestal wash hand basin, corner bath, shower cubicle, tiled flooring, tiled walls, heated towel rail, ceiling light point and double glazed window to the side.

Outside

To the front there is a paved driveway with space for four cars, well maintained garden with lawn and pathway leading to front door

Tiered rear garden with generous paved patio, raised ;awned areas, mature trees, retaining walls, wooden shed

Additional Information

New gas combi boiler fitted with HIVE heating system, boarded loft accessed via pull down ladder

Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

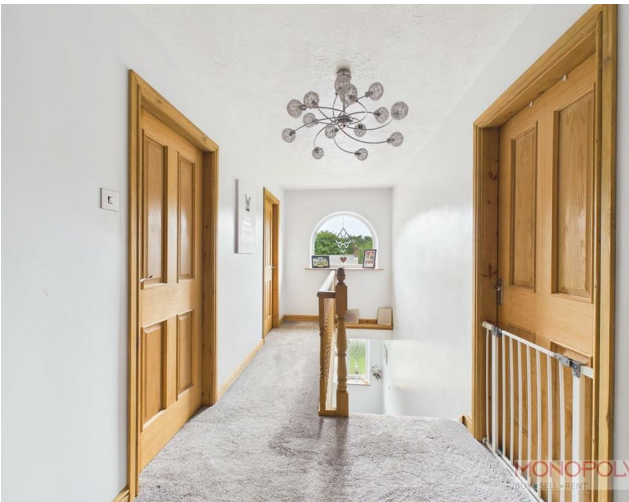
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to



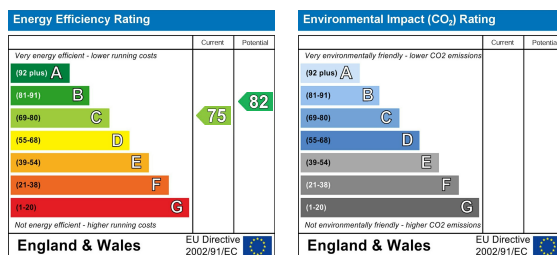
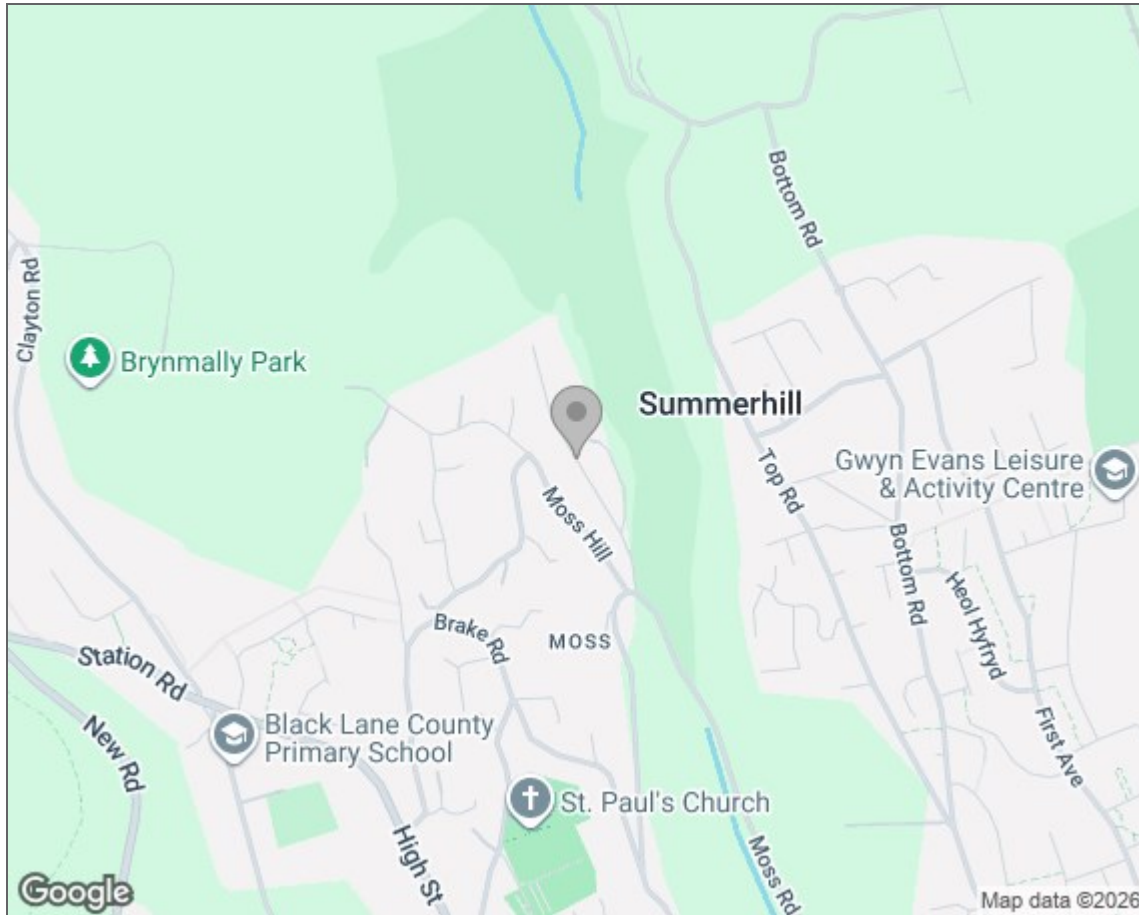
check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











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