Town & Country

Estate & Letting Agents

Hall Street, Pen-Y-Cae, Wrexham

£175,000









A beautifully presented and extensively renovated three-bedroom property situated in the popular Pen-y-Cae area of Wrexham. Offering spacious and versatile accommodation, the property features a bright lounge, modern fitted kitchen, contemporary shower room and a flexible bedroom or additional reception room with patio doors opening onto the rear garden.

A standout feature is the impressive tiered rear garden, which has been thoughtfully landscaped to provide multiple seating areas, established planting and attractive elevated views. Further benefits include garage access from the garden, a replacement roof and a regularly serviced combination boiler.

An ideal opportunity for buyers seeking a well-maintained home with flexible living space and an exceptional outdoor setting.

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DESCRIPTION

A beautifully renovated three-bedroom property situated in the popular village of Pen-y-Cae, offering spacious and versatile accommodation finished to a modern standard throughout. The property features two reception rooms, a brand-new fitted kitchen with integrated appliances, three well-proportioned bedrooms and a contemporary family bathroom. Further benefits include new flooring, fresh neutral décor, replacement double-glazed windows and a generous rear garden with a brick-built outhouse. An ideal opportunity for first-time buyers and families seeking a stylish, move-in-ready home. Early viewing is highly recommended.

LOCATION

Situated on Hall Street in the popular village of Pen-y-Cae, the property enjoys a convenient location approximately seven miles south-west of Wrexham city centre. The village offers a welcoming community atmosphere, with a local primary school and access to the attractive surrounding North Wales countryside.

The nearby village of Ruabon provides a wider selection of everyday amenities, together with a railway station offering connections to Wrexham, Chester and Shrewsbury. The A483 is also accessible via Ruabon, providing convenient road links to Wrexham, Chester and Oswestry. Combining village living with access to local amenities, transport connections and surrounding countryside, the location will appeal to a variety of buyers.

ENTRANCE HALL

The property is entered through a composite front door, opening into a welcoming entrance hallway. Finished with modern grey laminate flooring, the hallway features a radiator positioned to the left-hand side. An internal door provides access to the living room, while a staircase rises to the first-floor accommodation.



LIVING ROOM

12'0''x 11'8'

A bright and spacious living room featuring modern grey laminate flooring, which flows seamlessly through from the entrance hallway. A large uPVC double-glazed window overlooks the front elevation, allowing plenty of natural light to fill the room. An attractive archway with glazed side panels provides an open connection to the adjoining dining room, creating a welcoming and versatile living space.

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DINING ROOM

12'10 x 12'6'

The generously proportioned dining room offers a versatile space suitable for family dining, entertaining or use as a second reception room. Continuing the modern grey laminate flooring from the living room, the room benefits from a large uPVC double-glazed window overlooking the rear elevation and a wall-mounted radiator. An internal door provides access to a useful and spacious understairs storage cupboard, while a further door leads into the kitchen.



KITCHEN

12'2'' x 8'3

The newly fitted kitchen has been finished to a modern standard, featuring a range of stylish white wall and base units complemented by light grey marble-effect worktops.

Integrated appliances include an oven, electric hob and a brand-new, unused fridge-freezer. An extractor fan is neatly incorporated into the cabinetry, completing the practical and contemporary design.

A uPVC double-glazed window overlooks the side elevation, positioned above the sink and providing natural light. A small wall-mounted radiator is located to the left upon entering, while a uPVC double-glazed external door with an obscure-glazed panel provides direct access to the rear garden.

FIRST FLOOR LANDING

A spacious first-floor landing, finished with newly fitted carpet, provides access to all three bedrooms and the family bathroom.

The landing continues the property's fresh, neutral presentation, complementing the extensive renovation work undertaken throughout the home, including the newly fitted kitchen and bathroom, replacement flooring, new carpets, fresh white décor and replacement windows.



BEDROOM ONE

14'10'' x 12'4'

An exceptionally bright and generously proportioned main bedroom, benefiting from two large uPVC double-glazed windows overlooking the front elevation. The dual windows allow an abundance of natural light to enter, creating an airy and welcoming atmosphere. The room is finished with modern grey laminate flooring and features a large wall-mounted radiator positioned to the right upon entering. Its generous proportions offer excellent flexibility for bedroom furniture and storage.



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BEDROOM TWO

12'10'' x 9'6

A well-proportioned second bedroom, featuring modern grey laminate flooring and a large uPVC double-glazed window overlooking the rear elevation. The window provides plenty of natural light, while a wall-mounted radiator is positioned to the left-hand side of the room.

This versatile bedroom offers suitable accommodation for family members, guests or those requiring additional space.

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BEDROOM THREE

9'10'' x 8'5''

The third bedroom is finished with the same modern grey laminate flooring found throughout the bedrooms, creating a consistent and contemporary appearance.

A large uPVC double-glazed window overlooks the side elevation, allowing natural light to brighten the room. This adaptable space could serve as a child's bedroom, guest room, nursery or home office, depending on individual requirements.



BATHROOM

The recently renovated family bathroom features a modern, neutral design, complemented by stylish tiling extending from floor to ceiling in the main bathing area, with partial tiling around the WC and washbasin. The contemporary three-piece suite comprises a panelled bath with an overhead shower, a washbasin and a WC.

An obscure-glazed uPVC double-glazed window faces the side elevation, providing natural light while maintaining privacy.



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REAR GARDEN

Externally, the property benefits from a generous rear garden extending towards the far end of the plot, offering excellent potential for outdoor enjoyment and future landscaping.

The garden features established, mature shrubs, adding greenery and character to the outdoor space. A brick-built outhouse, accessed via a uPVC double-glazed door, provides valuable additional storage space. The garden offers plenty of scope for buyers wishing to create their own outdoor retreat, whether for gardening, relaxing or entertaining.



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Services (Wrexham)

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

Band: C

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.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

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.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

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.

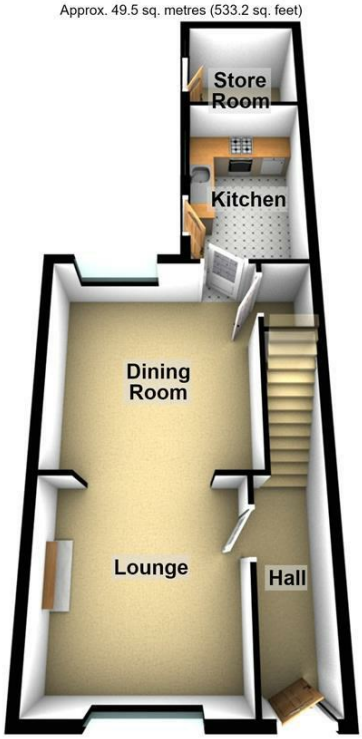
Information concerning tenure, title, boundaries, rights of way,

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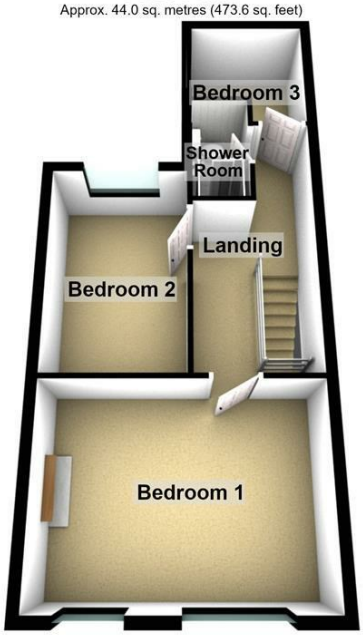
Ground Floor

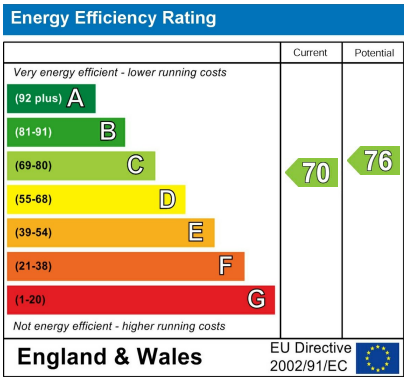
Approx. 49.5 sq. metres (533.2 sq. feet)



First Floor

Approx. 44.0 sq. metres (473.6 sq. feet)





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.