



6 Heol Y Bryn, Penycae, Wrexham, LL14 2NN
Price £150,000

A spacious double fronted 3 bedroom terrace home having the benefit of a private drive and south facing rear garden located within the village of Penycae, close to local shops and amenities including a bus service. The accommodation includes Upvc double glazing and gas central heating via a Worcester combi boiler and briefly comprises a central hall with stairs to 1st floor landing, dual aspect lounge, sitting/dining room with gas fire and fitted kitchen. The first floor landing has 2 useful store cupboards and leads to the 3 bedrooms, 2 of which are doubles and a good sized single. The original bathroom has been altered to include a walk in shower with modern white suite. Externally, a private drive provides parking alongside a front lawned garden and a sunny aspect rear garden has a patio area with lawn beyond and useful brick store. NO CHAIN. Energy Rating - C (71)

LOCATION

The village of Penycae is located approximately 5.5 miles from the centre of Wrexham and offers a convenient range of amenities, pubs, primary school and a public transport service. There are good road links to Wrexham, Llangollen and Oswestry allowing for daily commuting to the major commercial areas of the region. The nearby villages of Ruabon, Rhos and Johnstown offer a wider range of amenities to include secondary school, train station and supermarkets.

DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the Football Ground and Wrexham University on the right. Proceed straight across the first roundabout, take the first exit at the next roundabout onto the A483 by-pass and proceed for approx. 3 ½ miles taking the exit signposted Rhosllanerchrugog. At the end of the slip road take the third exit and continue for a further 1 ½ miles to the traffic lights at Johnstown then take a right hand turn and proceed up the hill to the mini roundabout then take a left hand turning into Church Street, continue for approx 1 mile into the village of Penycae and turn left into Heol y Bryn where the property will be observed on the right.

ON THE GROUND FLOOR

Part glazed upvc entrance door opens into:

HALLWAY

With stairs to first floor landing, radiator and internal door opening into:

LOUNGE 16'2 x 10'2 (4.93m x 3.10m)

Enjoying a dual aspect with upvc double glazed windows to front and rear, radiator, wall mounted electric fire, telephone point and picture rail.

SITTING/DINING ROOM 16'2 x 10'5 (4.93m x 3.18m)

Upvc double glazed windows to front and rear, radiator, gas fire in surround and an internal door to:

KITCHEN 16'3 x 5'1 (4.95m x 1.55m)

Fitted with an oak fronted range of base and wall cupboards complimented by work surface areas incorporating a 1 ½ bowl sink unit with mixer tap, plumbing for washing machine, space for slot-in cooker, space for under counter fridge and separate freezer, tiled flooring, part tiled walls, radiator, upvc double glazed windows to front and rear and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With upvc double glazed window, ceiling hatch to roof space, storage cupboard housing the Worcester gas combination boiler and additional useful storage cupboard.

BEDROOM ONE 13'0 x 9'1 (3.96m x 2.77m)

Upvc double glazed window to front, radiator and built-in storage cupboard.

BEDROOM TWO 10'5 x 10'1 (3.18m x 3.07m)

Upvc double glazed window to front and radiator.

BEDROOM THREE 9'9 x 6'8 (2.97m x 2.03m)

Upvc double glazed window to rear and radiator.

SHOWER ROOM 5'9 x 5'3 (1.75m x 1.60m)

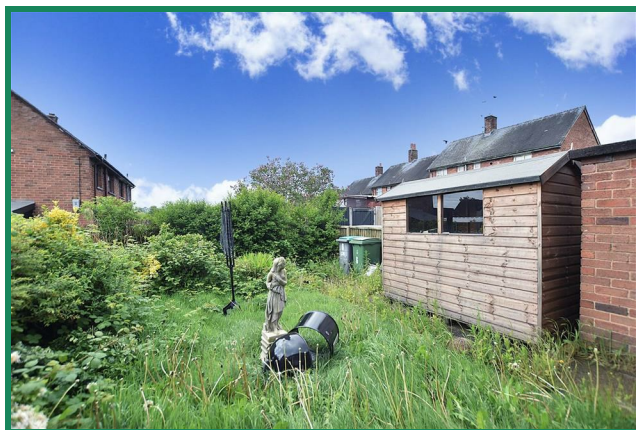
Appointed with a modern white suite of close coupled w.c, pedestal wash basin with mixer tap, walk-in shower area with electric shower unit, non-slip flooring, chrome heated towel rail, upvc double glazed window and fully tiled walls.

OUTSIDE

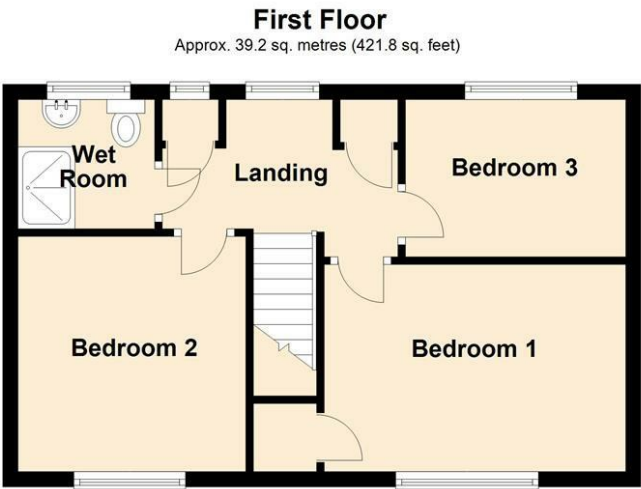
The property is approached along a private driveway providing parking alongside a lawned garden with brick edging and low level privacy hedging. The rear garden enjoys a south facing aspect and includes a paved patio, lawned garden, flowerbeds, brick built store shed and rear gated access.

PLEASE NOTE

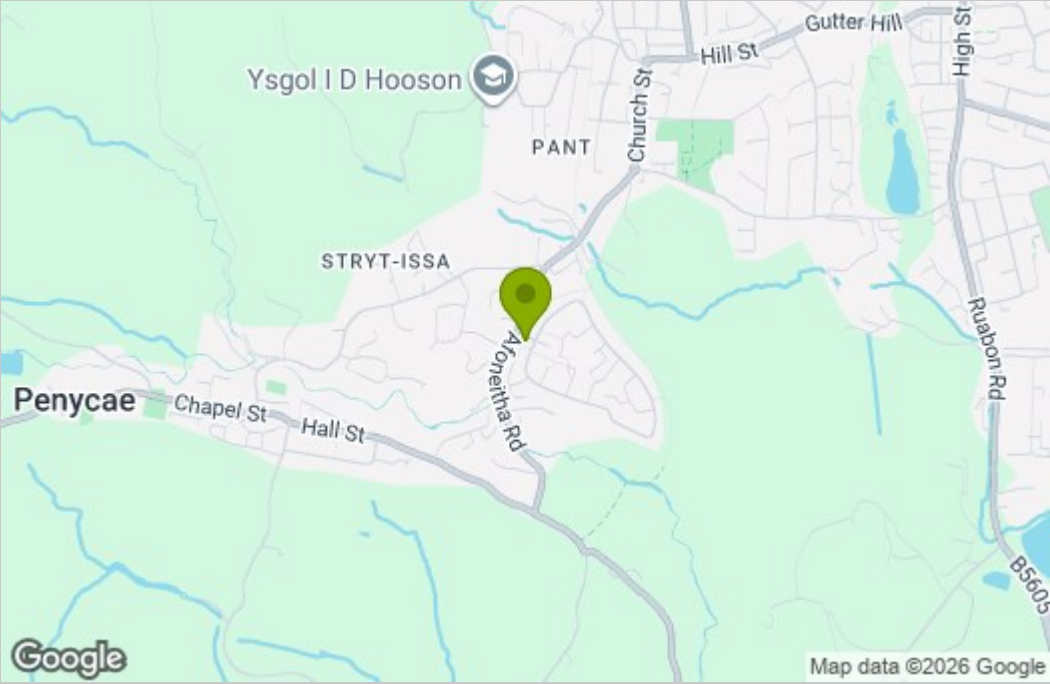
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



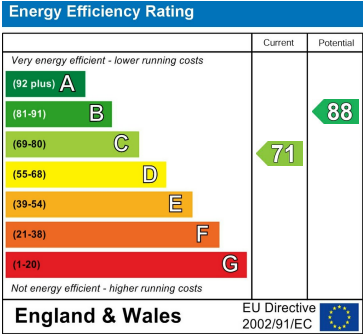
Floor Plan



Area Map



Energy Efficiency Graph



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 must 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.