



19 Cae Gabriel, Penycae, Wrexham, LL14 2PH
Offers In Excess Of £170,000

An extended and spacious 3 bedroom semi detached house with garage located within the popular village of Penycae with a range of amenities in close proximity together with road links to Wrexham, Chester and Llangollen. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises a part glazed entrance door opening to the hall, good sized lounge with stairs to 1st floor landing, dining room with an open aspect to the fitted kitchen overlooking the rear garden. The 1st floor landing connects the 3 well proportioned bedrooms, 2 of which are doubles, and a bathroom with shower over the bath. To the outside, a private drive provides parking for 3 cars, with garden to front. Double timber gates to the side open to a detached garage with metal up and over door, and a mainly paved and enclosed garden to the rear. NO CHAIN. Energy Rating - TBC

LOCATION

The property is located within the village of Penycae which lies approximately five miles from Wrexham City Centre with good road links to the A483 bypass that connects Wrexham, Chester and Oswestry. Wrexham City Centre has a good range of amenities, public transport, University and Hospital. The village of Penycae and adjoining village of Rhosllanerchrugog also provides a range of convenient amenities.

DIRECTIONS

Proceed from Wrexham city centre along Mold Road passing the football ground on the right, across the first roundabout, at the second roundabout take the first exit onto the A483 bypass, proceed along taking the third slip road signposted Rhosllanerchrugog and at the roundabout take the third exit, pass through two sets of traffic lights in the village of Johnstown before taking the right hand turning before the supermarket into Stryt Las, follow the road to the mini roundabout turn left, proceed down the hill and turn right into Stryt Isa, proceed along for approximately $\frac{3}{4}$ of a mile and turn left into Cae Gabriel and the property will be observed on the left.

ON THE GROUND FLOOR

Upvc part glazed entrance door opens to:

HALLWAY

With coat hanging space and six panel door opening to:

LOUNGE 19'4" x 11'9" (5.9m x 3.6m)

Upvc double glazed window to front, electric fire in surround, staircase to first floor landing, coving to ceiling, two radiators and part glazed door opening to:

DINING ROOM 11'9" x 8'2" (3.6m x 2.5m)

Storage cupboard housing the Baxi gas central heating boiler, radiator, coving to ceiling, further storage cupboard and archway opening to:

KITCHEN 10'9" x 8'10" (3.3m x 2.7m)

Fitted with a range of base and wall units with work surface areas incorporating a four ring electric hob with extractor hood above, oven/grill, single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, part tiled walls, tiled flooring, plumbing for washing machine, plumbing for dishwasher, integrated fridge freezer, illuminated glass display cabinets and part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

LANDING

With gallery over stairwell and ceiling hatch to roof space.

BEDROOM ONE 10'9" x 8'10" (3.3m x 2.7m)

Upvc double glazed window to rear and radiator.

BEDROOM TWO 11'9" x 10'9" (3.6m x 3.3m)

Upvc double glazed window to front and radiator.

BEDROOM THREE 8'10" x 7'10" (2.7m x 2.4m)

A good sized third bedroom with upvc double glazed window to side, radiator and airing cupboard housing the hot water cylinder with slatted shelving.

BATHROOM

Appointed with a low flush w.c, pedestal wash basin, bath with electric shower over, fully tiled walls, upvc double glazed window and radiator.

OUTSIDE

The property is approached along a private driveway providing parking for three cars with double timber gates opening to a further parking area and:

GARAGE 17'8" x 9'2" (5.4m x 2.8m)

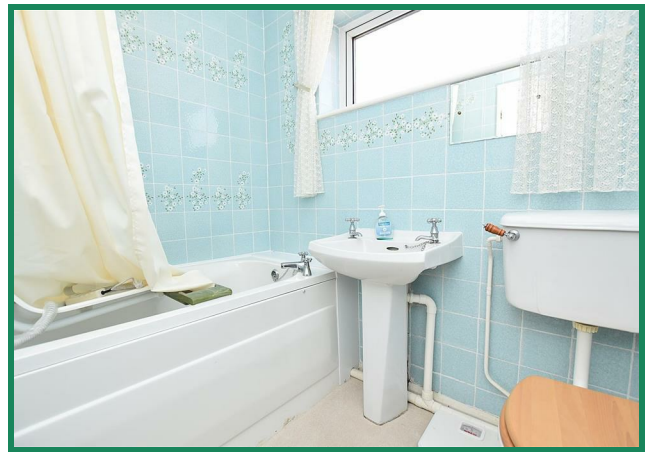
Metal up and over door, lighting and power sockets.

GARDENS

The garden to the front of the property includes low level hedging, former flowerbeds and paved path leading to the entrance door. The rear garden enjoys a safe and secure environment and has been designed for low maintenance to include a paved patio, timber fencing and cold water tap.

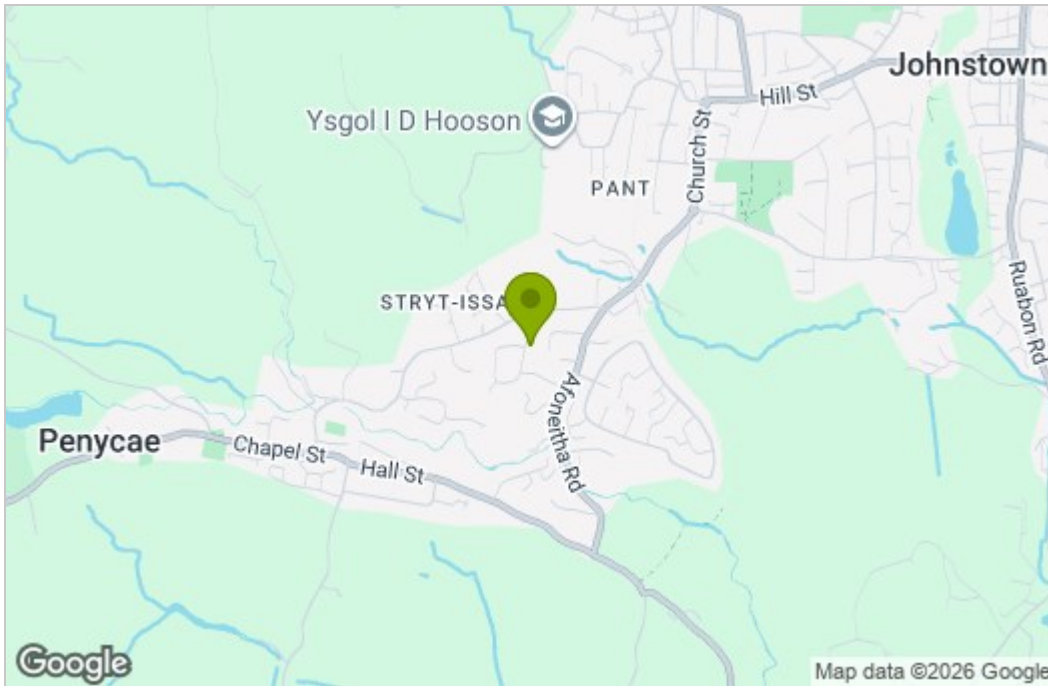
PLEASE NOTE

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.

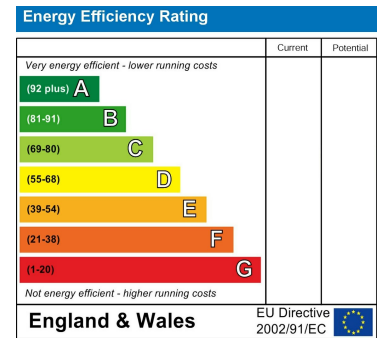


Floor Plan

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.