



## 27 Oakleigh

Pen-Y-Cae, Wrexham, LL14 2PJ

£205,000

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## To The Front

The front garden is mainly laid to lawn with a paved pathway leading to the entrance, covered by a canopy with an external light. To the right, a driveway provides ample off-road parking for multiple vehicles, with timber side access leading to the rear garden.

## Entrance Hallway

Accessed via a UPVC stained-glass double-glazed door, the entrance hall provides a welcoming introduction to the home. Features include a radiator, stairs rising to the first floor, and a door leading through to the living room.

## Living Room

14'2" x 11'8" (4.34 x 3.56m)

A spacious reception room with a bow window to the front elevation, allowing ample natural light. The room benefits from a radiator and a living flame gas fire set on a marble hearth with an ornate Adam-style surround. A door provides access through to the kitchen/dining room.

## Kitchen/Dining Room

15'3" x 9'4" (4.65 x 2.87m)

Fitted with a range of light wood-effect wall, base, and drawer units with chrome handles, complemented by generous work surfaces and tiled splashbacks. Includes a stainless steel one-and-a-half bowl sink with mixer tap, integrated oven, hob, and extractor, and space with plumbing for a washing machine. The gas combination boiler is housed within the kitchen, with under-stairs storage featuring a light. A radiator is positioned for convenience, and UPVC French doors open directly onto the rear garden, enhancing the open-plan feel.

## First Floor Landing

Landing with loft access and doors leading to all three bedrooms and the shower room.

## Shower Room

6'2" x 5'4" (1.88 x 1.65m )

Recently converted from a bathroom, the shower room features a floor drain, wall-mounted electric shower with screen and curtain, vanity unit housing WC and wash basin, partial tiling, radiator, ceiling extractor fan, and an opaque window to the side elevation.

## Bedroom One

11'8" x 11'5" (3.56 x 3.48m )

A generous principal bedroom with front-facing window providing an elevated outlook and natural light. Includes a radiator and door leading to the ensuite.

## En-Suite

The ensuite comprises a shower enclosure with thermostatic shower, vanity unit with wash basin, partial tiling, radiator, and ceiling extractor fan.

## Bedroom Two

Rear-facing window and radiator, offering a peaceful outlook over the garden.

## Bedroom Three

8'0" x 5'4" (2.44 x 1.63m )

A smaller double bedroom with rear-facing window and radiator.

## To The Rear

The rear garden is beautifully landscaped with a generous paved patio and tiered lawn, bordered by shrubs and plants. Features include a timber shed, external light, water supply, hedging to one side, fencing to the other, and woodland views beyond, creating a private and tranquil outdoor space.

### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an

offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Services.

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

### Loans.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



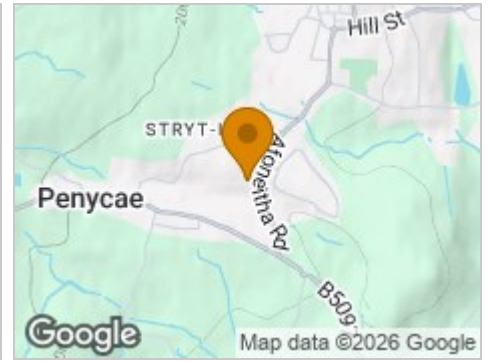
## Road Map



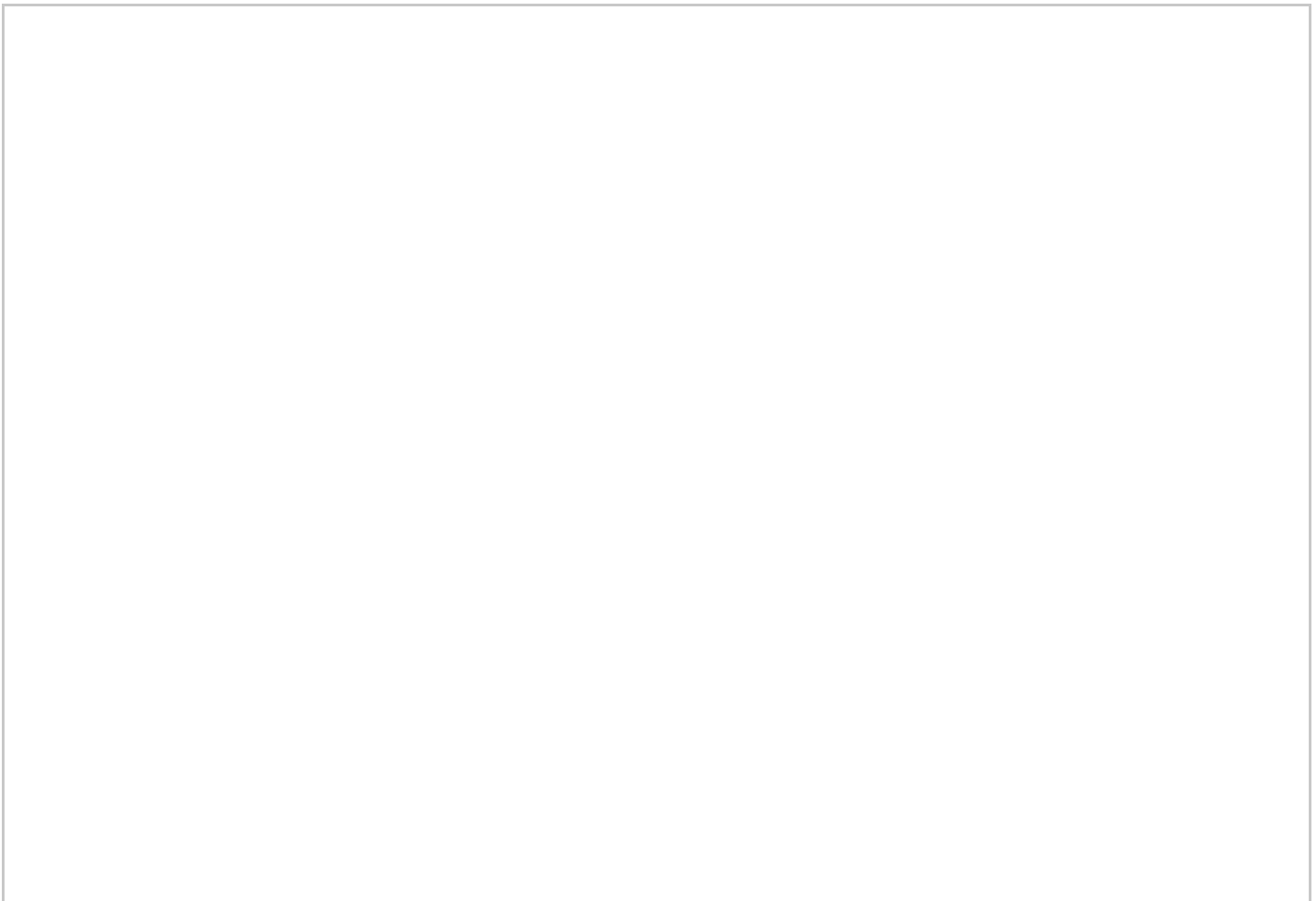
## Hybrid Map



## Terrain Map



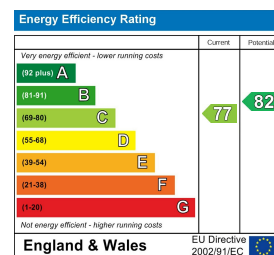
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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