



51 Cae Gabriel

Pen-Y-Cae, Wrexham, LL14 2PH

£198,000



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Description

Reid and Roberts Estate Agents are delighted to offer to the market this Well Presented Three Bedroom Semi Detached Family home situated in this popular residential area of Cae Gabriel.

The property is situated towards the fringes of the village close to its boundary with the neighbouring settlement of Johnstown. It enjoys excellent transport links being situated approximately a mile away from Ruabon Railway Station, which is on the Shrewsbury to Chester line, and a similar distance from the A483 dual carriageway with access to Chester (14 miles) and the north west motorway network beyond. Wrexham lies approximately three miles away and there are wide-ranging local amenities available within both villages including Primary and Secondary Schools, two Supermarkets and a variety of other Shops.

The internal accommodation briefly comprises an Entrance Hall, Lounge, a modern Fitted Kitchen/Breakfast and Conservatory. Upstairs, you'll find Three Bedrooms and a Family Bathroom. The property benefits from gas central heating and Upvc double-glazed windows throughout. Externally, there is a gravelled garden area and driveway to the front, while the rear offers a paved patio seating area and a fully enclosed lawned garden, perfect for outdoor living. This property would make an ideal family home, and we highly recommend a viewing to fully appreciate everything it has to offer.

Entrance Hall

uPVC double glazed window to the front elevation allowing natural light to flow through, and a double panelled radiator and wood-effect flooring. Internal doors lead to the Lounge, with stairs rising to the first-floor accommodation.

Lounge

12'4" x 13'3" (3.77m x 4.06m)

A beautifully presented Lounge with a uPVC double glazed bay window to the front, allowing for a bright and airy feel. Finished with wood-effect flooring, a modern wall-mounted electric fire, TV aerial point, and panel radiator. Double doors lead through to the Kitchen/Diner,

Kitchen/Breakfast

15'7 x 10'8 (4.75m x 3.25m)

This modern and functional Kitchen/Diner is fitted with a range of wall and base units, incorporating an integrated 'Indesit' oven and a 'Ciarra' 4-ring gas hob with an extractor fan above. A 1.5 bowl granite sink

with mixer tap over, uPVC double glazed window overlooking the rear garden. Additional features include space for a washing machine and fridge/freezer, a breakfast bar, wood-effect flooring, and a wall-mounted radiator. Sliding patio doors lead into the Conservatory, and there is also access to a convenient under-stairs storage cupboard.

Conservatory

9'1" x 7'8" (2.78m x 2.36m)

UPVC double glazed frame set on a dwarf brick wall, with top-opening windows and patio doors that open directly to the rear garden—seamlessly blending indoor and outdoor living. boasts stylish wood-effect flooring, a wall-mounted electric heater, and a convenient telephone point,

Stairs To The First Floor

Carpeted stairs rise to the first-floor landing which provides loft access, a ceiling light point, and doors off to airing cupboard, all bedrooms and the shower room.

Bedroom One

12'2 x 9'6 (3.71m x 2.90m)

A generous double bedroom with a uPVC double glazed window to the front elevation, built-in wardrobes, double panelled radiator, carpeted flooring, and ceiling light point.

Bedroom Two

10'0" x 8'7" (3.05m x 2.62m)

Upvc double glazed window overlooking the rear garden, carpeted flooring, ceiling light point, and double panelled radiator.

Bedroom Three

6'3" x 7'9" (1.91m x 2.37m)

Featuring a uPVC double glazed window to the front elevation, carpeted flooring, ceiling light point, and double panelled radiator.

Shower Room

5'6" x 6'9" (1.680 x 2.075)

A stylish and contemporary Shower Room fitted with a walk-in shower cubicle, featuring a hand-held attachment and overhead waterfall shower. Fully tiled walls, a wall-mounted wash basin with mixer tap, low flush WC, and a heated towel radiator. A frosted uPVC double glazed window provides natural light while maintaining privacy.

Outside

To the front of the property, a private driveway provides off-road parking for 2–3 vehicles and leads to the Garage, complemented by a low-maintenance gravelled area. The rear garden offers a generous

Tel: 01978 353000

lawn with a paved patio seating area—ideal for outdoor dining or relaxing. Fully enclosed by fencing for privacy and security, the garden enjoys a private aspect and is not overlooked.

Garage

The Garage houses the gas combination boiler and mains electricity supply. Access is provided via an up-and-over door as well as a side door leading directly from the rear garden.

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

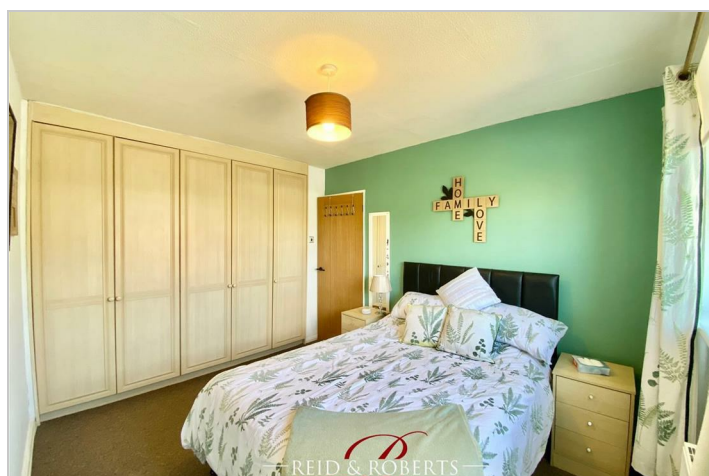
Saturday 9.15am - 4.00pm

Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.

Council Tax Band

EPC Rating



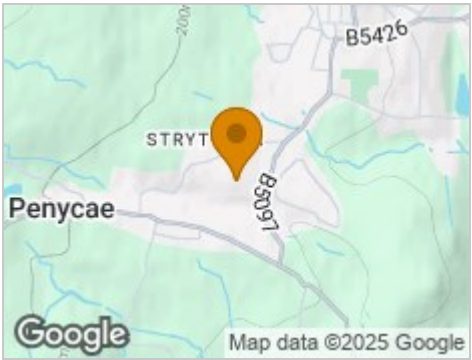
Road Map



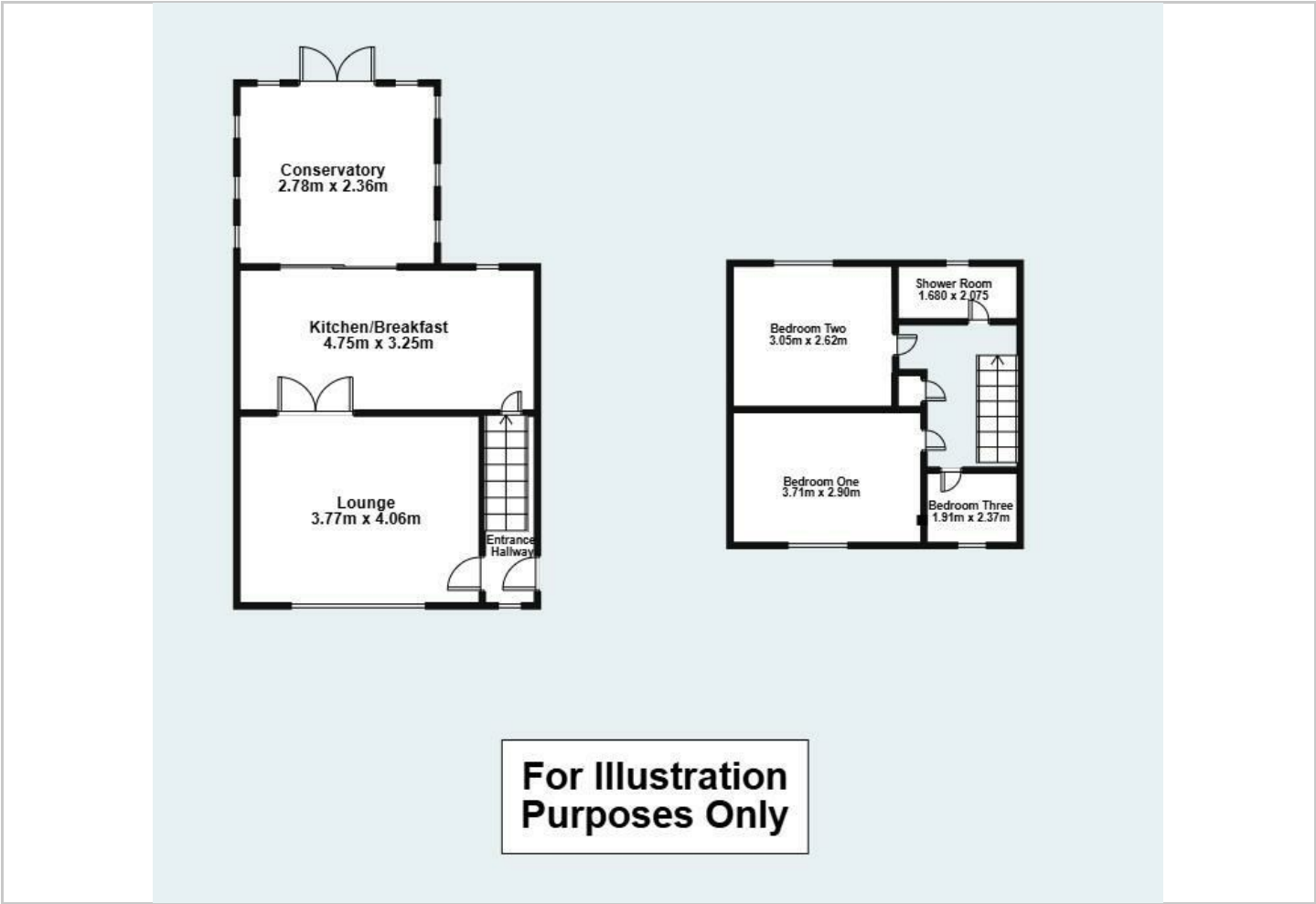
Hybrid Map



Terrain Map



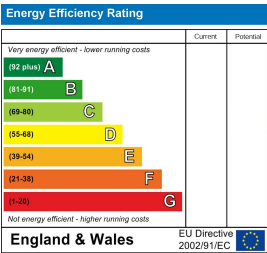
Floor Plan



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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