



**6 Maesteg, Penycae,
Wrexham, LL14 2SE**
Asking Price: £165,000

**Bowen Son
and Watson**

with Kent Jones

NO CHAIN - AN EXTENDED AND UPGRADED MODERN THREE BEDROOM SEMI WITH MANY REPLACEMENT FITTINGS AND A USEFUL STORE ROOM / OFFICE TO THE REAR OF THE DETACHED GARAGE.



6 Maesteg, Penycae, Wrexham, LL14 2SE

- NO CHAIN - Extended & Upgraded Semi
- Convenient Village Location
- Porch. Bay Windowed Living Room
- Refitted White High Gloss Dining Kitchen
- Range Cooker. Dishwasher. Cloaks/Utility Room
- 3 Bedrooms (2Fitted). Tiled White Bathroom

Description:

This semi-detached home has been extended and considerably improved in recent years. It comprises a canopy porch; living room with extended bay window and living flame gas fire to a period style fireplace; dining kitchen refitted with white high gloss units incorporating a dual fuel range cooker and dishwasher; wet room currently used as a cloaks and utility. Upstairs there are three bedrooms, two with wardrobes, and a refitted fully tiled white bathroom. Central heating is effected by a modern gas combi boiler and PVCu double glazing are installed. The white PVCu fascias and guttering were replaced in 2017 and are covered by a ten year guarantee from Tower Windows. Outside there is a re-laid tarmac frontage providing multiple parking and a side drive extending to a detached brick and tiled garage with home office / storeroom behind. Low maintenance level garden.

Location:

The property stands within a now established development about two miles from the A539 at Acrefair between Ruabon (2 miles) and Llangollen (6 miles). The village has a Primary School, Village Stores and a choice of Hostelries. There are more wide ranging amenities in the neighbouring villages of Rhos and Ruabon, which has a Railway Station on the Chester to Shrewsbury line. It is by-passed by the A483 dual carriageway which accesses Wrexham (7 miles) and Chester (16 miles) to the north with Oswestry and Shrewsbury to the south.

Constructed

of brick-faced external cavity walls with pebbledash rendered relief panels.

The Accommodation

(with approximate room dimensions) on The Ground Floor comprises :-

Living Room

17' 0" x 16' 6" (5.18m x 5.03m) maximum into rectangular bay window at the front and into staircase recess to the side of the property where a stair-lift is fitted to the staircase. Open living flame coal effect gas fire to a cast and stained timber fireplace surround. Coved ceiling with inset light and pendant light-point. Smoke alarm. Oak flooring. Three double and one single power points.

Dining Kitchen

16' 9" x 10' 1" (5.10m x 3.07m) maximum (into recess) fitted with a "Rangemaster" dual fuel range cooker having stainless steel sides and backing and a chimney-style filter hood above. The Kitchen Area has been re-fitted with ranges of white high gloss laminate fronted units including a single drainer stainless steel sink inset into a range of two-doored base units, one drawer pack, one set of pan drawers, and extended work surface with integrated dishwasher beneath. Separate range of a full-height corner carousel unit with an adjoining breakfast bar having a radiator beneath and three-doored suspended wall cabinets above. Recess for an upright fridge freezer. Understairs storage cupboard accommodating the wall mounted "Logic" combination gas fired central heating boiler. Part tiled walls. Ceramic tiled floor. Coved ceiling with two three-branch spot-light fittings. Part double glazed PVCu framed external door. Five double power points exposed with concealed spurs.

"Wet" Room

8' 7" x 7' 6" (2.61m x 2.28m)

Currently utilised as a Cloakroom and Utility. Fitted two piece white suite comprising a wall mounted wash hand basin and a close coupled w.c. Fitted work surface with plumbing beneath for a washing machine. "Wet floor". Provision for an electric shower. Extractor fan. Wall mounted electric convector heater. Radiator. Inset ceiling lighting.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

On The First Floor:

Landing:

7' 10" x 6' 7" (2.39m x 2.01m)

Galleried stairhead. Coved ceiling with inset lighting and loft access-point. Single power point. Smoke alarm. Panelled timber doors leading off to:

No. 1 Bedroom

10' 9" x 8' 6" (3.27m x 2.59m)

To the face of a full-depth range of fitted wardrobes with sliding doors (three mirrored). Wood laminate floor. Radiator. Two single power points.

No. 2 Bedroom

10' 1" x 9' 3" (3.07m x 2.82m)

to the face of a full-width range of fitted wardrobes. Linen cupboard. Radiator. Television aerial point. Single power point. Coved ceiling.

No. 3 Bedroom

7' 9" x 6' 7" (2.36m x 2.01m)

Single power point. Wood laminate floor. Radiator. Coved ceiling. Television aerial point.

Bathroom

6' 6" x 6' 0" (1.98m x 1.83m)

Refitted with a three piece white suite comprising a p-shaped bath with screen and shower mixer tap attachment above, pedestal wash hand basin and close coupled w.c. Chrome ladder radiator. Inset ceiling lighting. Fully tiled walls.

Outside:

Re-surfaced tarmacadam frontage providing PARKING for several cars with a gated side drive leading to a detached brick built and tiled GARAGE 16'10" x 8'11" (5.13m x 2.71m) fitted with a metal up and over door, side personal door and electric light and power point. To the rear of the garage there is a useful HOME OFFICE/STOREROOM 9'11" x 8'6" (3.02m x 2.59m) with separate access. Low maintenance astroturf covered rear garden with side and raised end borders. Outside tap and lighting system.

Services:

All mains services are connected subject to statutory regulations.

THE CENTRAL HEATING is a conventional radiator system effected by the replacement wall mounted "Logic" combination gas fired boiler concealed in the understairs storage cupboard.

Tenure:

Freehold. Vacant Possession on Completion. NO CHAIN.



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Note:

Certain fitted floor and window coverings are available by negotiation.

Viewing:

By prior appointment with the Agents.

Council Tax Band:

The property is valued in Band "C".

EPC:

EPC = C. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at <https://find-energy-certificate.digital.communities.gov.uk/>

You will need to use the post code (LL14 2SE) and property name or number (6 Maesteg).

Directions:

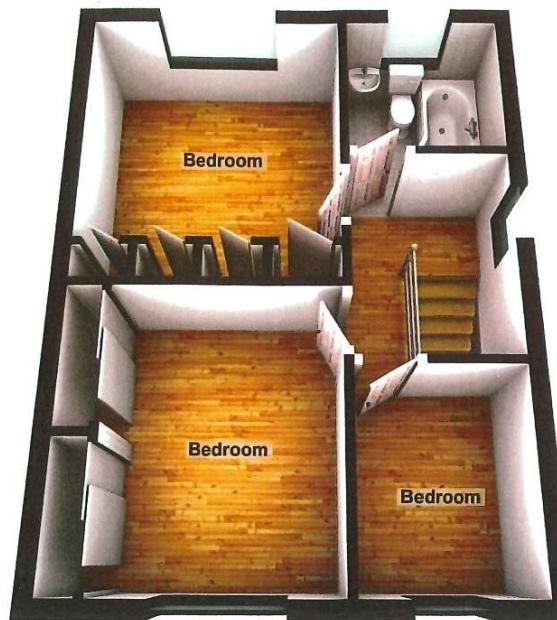
For satellite navigation use LL14 2SE. Although not the most direct route, for ease of access, leave Wrexham on the A483 dual carriageway in the direction of Oswestry continuing for approximately four miles until eventually taking Exit 1 being the A539 Llangollen exit turning right at the first roundabout. Continue straight across at the second and third roundabouts heading in the direction of Llangollen then turn first right. Continue through Plas Bennion and into Penycae. Proceed through the village until reaching the Monument on the left and then turn immediately right. Continue until taking the second left onto Maesteg, when the property will be seen on the right.



Ground Floor



First Floor



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