

BOWEN

PROPERTY SINCE 1862



Asking Price £175,000

54 Groesfan, Penycae,
Wrexham LL14 2RP

🏠 3 Bedrooms

🚿 1 Bathroom

54 Groesfan, Penycae, Wrexham LL14 2RP



General Remarks

Presented to a high standard throughout, this three bedroom property has the benefit of having a loft conversion which means that all of the bedrooms are doubles and there is also a home office space which is really handy. With views over open countryside to the front, the well appointed living space briefly comprises an entrance hallway; dual aspect living room with feature log burner; kitchen with a good range of units; landing; main bedroom; further bedroom and a home office with stairs leading up to the loft conversion. The property has a "Worcester" combination boiler and is double glazed throughout. An early viewing is strongly advised. EPC Rating – 72|C.

Location: The village of Penycae has a Primary School, Village Stores and a choice of Public Houses. There are more wide-ranging amenities in the neighbouring villages of Rhos and Ruabon, which has a Railway Station on the Chester/Shrewsbury line. It is by-passed by the A483 dual carriageway which gives access to Wrexham (7 miles) and Chester (16 miles) to the north with Oswestry and Shrewsbury to the south.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door to the front elevation. Laminate flooring.

Lounge Diner: 19' 4" x 12' 4" (5.89m x 3.76m) PVCu double glazed window to the front elevation. PVCu double glazed French doors to the rear elevation. Two radiators. Laminate flooring. Wood-burner with tiled hearth. Coved ceiling.

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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 expressly 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.

Kitchen: 20' 5" x 9' 2" (6.23m x 2.79m) maximum. PVCu double glazed windows to the front and rear elevations. PVCu double glazed door to the rear elevation. Wall and base units with complementary wood-effect work surfaces. One-and-a-half-bowl sink and drainer unit with mixer tap. Gas point for cooker. Plumbing for washing machine and dishwasher. Wall tiling. Tiled floor. Radiator. "Worcester" combination boiler.

On The First Floor:

Landing:

Bedroom 1: 15' 2" x 10' 2" (4.62m x 3.09m) maximum. Two PVCu double glazed windows to the front elevation. Radiator.

Bedroom 3: 9' 4" x 9' 1" (2.84m x 2.76m) PVCu double glazed window to the rear elevation. Radiator.





Bathroom: 12' 4" x 4' 7" (3.76m x 1.39m) Three PVCu double glazed windows to the rear elevation. White four piece suite comprising a panelled bath, shower cubicle, pedestal wash hand basin and high level w.c. Wall tiling. Tiled floor. Heated towel rail. Down-lighters.

Home Office Space: 11' 5" x 6' 2" (3.47m x 1.89m) PVCu double glazed windows to the front elevation. Radiator. Staircase leading up to the Attic Conversion.

Bedroom 2: 22' 2" x 9' 4" (6.75m x 2.85m) maximum. With some restricted head height. Two double glazed sky-lights to the front elevation. Radiator. Eaves storage.

Outside: Externally there are low maintenance gardens to the front elevation whilst the rear garden combines a paved Patio with a section of artificial grass and a good sized Garden Shed.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "B".

Directions: Leave Wrexham on the A483 dual carriageway eventually leaving at the junction signposted Ruabon and Llangollen. At the mini-roundabout turn right onto the flyover bridge and at the next roundabout continue straight across again in the direction of Llangollen. After passing over the brow of the hill, take the next turning right into Plas Bennion Road eventually continuing on up Copperas Hill into the village of Penycae. Continue all the way through the village centre and at the former Black Horse Public House turn left into Cristionydd Road and then right into Groesfan. Continue to the end of the road and the property will be observed on the right-hand side overlooking the Green.



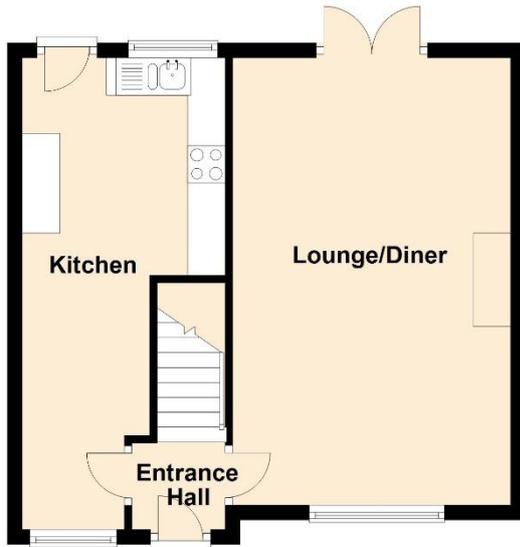
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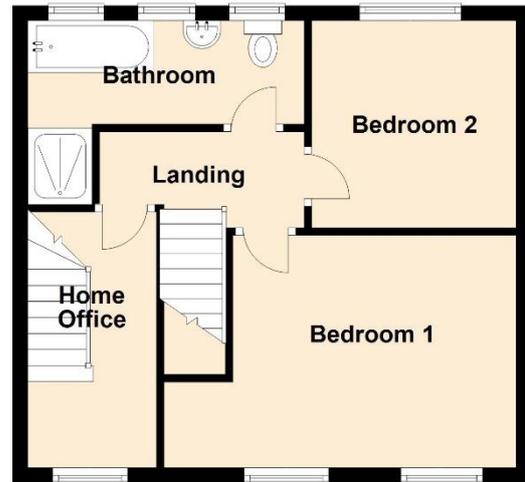
Ground Floor

Approx. 39.9 sq. metres (429.2 sq. feet)



First Floor

Approx. 39.0 sq. metres (419.6 sq. feet)



Second Floor

Approx. 17.5 sq. metres (188.1 sq. feet)



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