



Asking Price £150,000

1 Bro Awelon, Penycae,
Wrexham LL14 2RG

 3 Bedrooms

 1 Bathroom

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General Remarks

Available with No Onward Chain and located in the heart of the village of Penycae is this spacious three bedroom end of terraced property. In need of internal modernisation and refurbishment throughout, the property has excellent potential to be a family home or rental investment. EPC Rating – 49|E.

Accommodation

On The Ground Floor:

Entrance Hallway: Fitted carpet. Radiator. Part glazed PVCu entrance door with a double glazed window to side. Ceiling light fitting. Power points. Understairs cupboard. Staircase leading to First Floor.

Lounge: 13' 1" x 12' 8" (4.00m x 3.87m) Fitted carpet. Double glazed window. Two storage radiators. Power points. Ceiling light point. Two wall-light fittings. Television aerial point. Decorative coving. Sliding door to:

Dining Room: 9' 11" x 8' 11" (3.01m x 2.71m) Fitted carpet. Double glazed window. Radiator. Power points. Decorative coving. Ceiling light fitting.

Kitchen: 12' 4" x 9' 2" (3.77m x 2.80m) Comprising a range of wall and base units with a work-top surface. Stainless steel single sink unit with draining-board. Part tiled walls. Tiled flooring. Double glazed window. Power points. Part glazed PVCu door to rear garden. Space for electric

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Your home may be repossessed if you do not keep up repayments on your mortgage

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.

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cooker. Plumbing and space for a washing machine. Two ceiling light fittings. Storage heater.

On The First Floor:

Landing: Fitted carpet. Ceiling light fitting. Loft hatch. Radiator.

Bedroom 1: 12' 9" x 10' 6" (3.89m x 3.21m) Fitted carpet. Double glazed window. Power points. Ceiling light fitting. Airing cupboard housing the hot and cold water tanks.

Bedroom 2: 11' 4" x 8' 10" (3.45m x 2.69m) Fitted carpet. Double glazed window. Power points. Ceiling light fitting.

Bedroom 3: 9' 1" x 8' 9" (2.76m x 2.66m) Fitted carpet. Double glazed window. Ceiling light fitting. Power points.

Bathroom: 5' 4" x 4' 10" (1.63m x 1.47m) Comprising a panelled bath with a "Triton Ivory 2" electric shower over and pedestal wash hand basin. Frosted double glazed window. Fully tiled walls. Vinyl flooring. Ceiling light fitting.





Separate WC: 5' 11" x 2' 9" (1.81m x 0.83m)
Vinyl flooring. Frosted double glazed window.
Low level w.c. Ceiling light fitting.

Garage to Rear: Power, lighting and alarm system.

Outside: Lawned garden to front of property with pathway leading to front door. To the rear there is an enclosed garden with lawn and range of mature shrubs and plants. Two Outhouses.

Services: All mains services are connected subject to statutory regulations. The property is heated by way of electric storage heaters. There is currently no gas to the property.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

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

Directions: For satellite navigation use Post Code LL14 2RG. Leave Wrexham on the A483 dual carriageway in the direction of Oswestry leaving at the Llangollen junction and pass underneath the flyover bridge in the direction of Acrefair. At the top of the hill by the Aldi Supermarket and at the roundabout continue straight across following signs for Llangollen and pass over the brow of the hill. Take the right-hand turning signposted Penycae and continue passing through Plas Bennion into Penycae itself. Pass through the village centre when the road turns into Chapel Street and the property will be observed on the left-hand side (Bro Awelon). Parking is available on street and in cul-de-sac on left-hand side.





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