



# BOWEN

PROPERTY SINCE 1862

Asking Price £385,000

🏠 5 Bedrooms    🚿 3 Bathrooms

7 Chapel Gardens, Penley,  
Wrexham, LL13 0JU



## 7 Chapel Gardens, Penley, Wrexham, LL13 0JU

### General Remarks

Spacious five bedroom detached three storey family home situated on an small established development of seven properties occupying convenient location within the popular village of Penley. The property provides good living accommodation which briefly comprises: Entrance Hall, 2 Reception rooms, Study, Breakfast Kitchen/Snug, Utility, Cloakroom, 5 Bedrooms (ensuite to main bedroom), Family Bathroom, Separate. w.c.,

**Location:** The property is situated within the popular border village of Penley. The village itself has a host of local amenities including a shop and renowned Primary/Secondary Schools. The village is set within the picturesque Maelor countryside yet also benefits from excellent road links to the larger towns of Ellesmere, Wrexham & Whitchurch as well as the City of Chester. Nearby train stations can be found at Ruabon and Whitchurch.

### Accommodation

**Canopy Entrance Porch:**

**Partly Glazed Entrance Door:**

**Entrance Hall:** Tile floor, radiator.



**Study:** 9' 11" x 9' 9" (3.03m x 2.96m) Radiator.

**Lounge:** 17' 1" x 13' 10" (5.21m x 4.21m) French doors opening onto the rear garden. Radiator.

**Dining Room:** 24' 1" x 9' 7" (7.33m x 2.92m) Dual aspect windows, wood effect flooring, radiator. Door leading to outside and rear garden.

**'L' Shape Breakfast Kitchen/Snug:** 16' 5" x 16' 5" (5.00m x 5.00m) Tile floor. Dual aspect windows, french doors to outside. Two radiators.

**Kitchen:** 16' 5" x 16' 5" (5.00m x 5.00m) Range of fitted wall cupboards and matching base units with worktop surface above, circular stainless steel sink unit and drainer with mixer tap. Dual fuel 'Bush' cooker range comprising LPG 5 ring gas hob and electric fan assisted oven, stainless steel splash back and cooker hood. Spaces for dishwasher and refrigerator/freezer. Partly tiled walls.

**Utility:** 7' 8" x 5' 7" (2.33m x 1.70m) Tile floor. Circular stainless steel sink unit and drainer with mixer tap, space and plumbing for washing machine, partly tiled walls, radiator, cloak rack.

**Cloakroom:** 7' 8" x 4' 1" (2.33m x 1.24m) Tile floor. Corner wash hand basin with tiled splash, low level flush w.c., 'Mistral' oil boiler less than 12 months old.

**Spindle Stairs to First Floor and Landing Area:** Radiator.

**Bathroom:** 6' 9" x 5' 6" (2.05m x 1.67m) Panel bath, tile walls, low level flush wc, extractor fan, spotlights, pedestal wash hand basin, tile splash, radiator.

**Bedroom One:** 18' 1" x 9' 3" (5.50m x 2.82m) Radiator.

**Dressing Room:** 6' 9" x 5' 10" (2.05m x 1.78m) Radiator, cloak rack and shelf above.

**Ensuite:** 9' 3" x 5' 6" (2.82m x 1.67m) Tile floor, pedestal wash hand basin, low level flush wc, shower point, heated towel rail, spotlights, extractor fan, panel bath, tile splash, fully tiled shower cubicle, mains fed shower.

**Bedroom Two:** 14' 3" x 10' 2" (4.34m x 3.10m) Radiator.

**Bedroom Three:** 10' 2" x 9' 3" (3.10m x 2.83m) Radiator.

**Stairs to Second Floor and Landing Area:**

**Bedroom Four:** 17' 0" x 10' 1" (5.17m x 3.08m) Sky light, radiator, under eaves storage.

**Bedroom Five:** 17' 0" x 9' 9" (5.17m x 2.98m) Sky light, radiator.

**Tenure:** We are informed that the property is Freehold subject to vacant possession upon completion.

**Local Authority:** Wrexham County Borough Council, The Guildhall, Wrexham, LL11 1AY. Tel: 01978 292000

**EPC Rating 66|D Council Tax Band 'G' :**

**Directions:** From Ellesmere proceed along the Grange Road (A528) after approximately one mile turn right sign posted Penley. After approximately 4 miles you will enter the village of Penley continue along Ellesmere Lane to the junction, turn right and proceed for a short distance where the property can be found on the left hand side as indicated by the agents For Sale board.

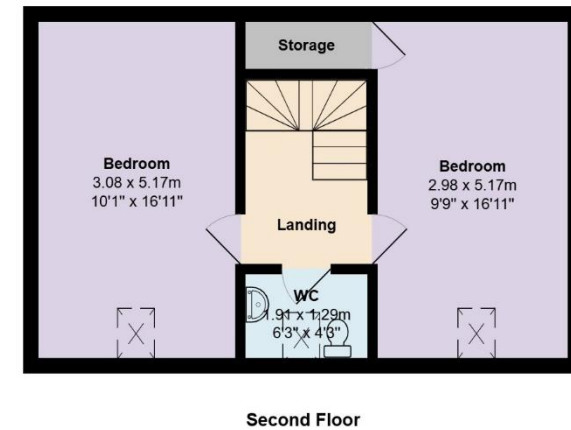
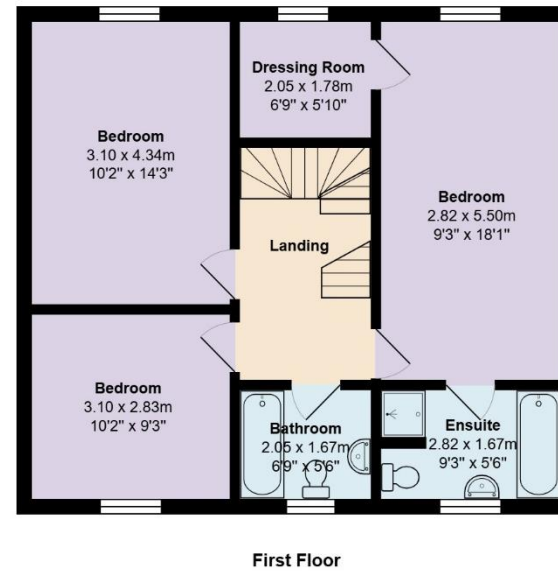
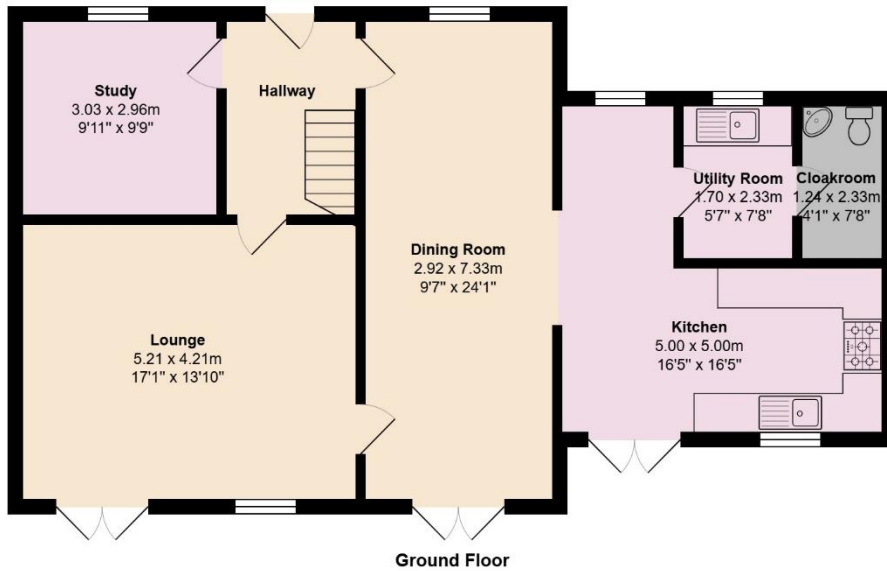
**Viewings and Further Information :** Viewings are strictly by appointment through the sole selling agent's. For further information or to book a viewing please contact the Ellesmere Office on 01691 622534.







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Total Area: 190.2 m<sup>2</sup> ... 2047 ft<sup>2</sup>

All measurements are approximate and for display purposes only