



Helping *you* move



16 Dymock Place

A Three Bedroom Semi-Detached House with gardens located in the village of Penley, close to the larger towns of Whitchurch, Ellesmere and Wrexham.

Offers over

£165,000

16 Dymock Place, Penley, Wrexham, LL13 0LL

Overview

- Three Bed Semi Detached House
- Light and Airy Lounge/Diner
- Open Fire
- Fitted Kitchen
- Shower Room and Separate WC
- Pleasant Gardens, Patio Area
- Timber Summerhouse
- Village Location
- Conveniently located for access to Whitchurch, Ellesmere and Wrexham
- Council Tax Band D
- EPC F



Location

The Village of Penley offers the benefits of semi-rural living and yet is within commuting distance to both Wrexham and Whitchurch. The Village has highly regarded primary and secondary schools nearby as well as a well stocked convenience store. The popular and picturesque Village of Ellesmere is approx. 4 miles away and there are good shopping facilities and social amenities within Wrexham and Whitchurch.

Brief Description

Ideal for first time buyers, 16 Dymock Place is an End Terrace House which requires some updating but has the potential to continue to be a much loved home for another generation. Offered to the market with No Upward Chain, the accommodation comprises Entrance Hall, Lounge/Diner, Kitchen and to the first floor there are Three Bedrooms and a shower room with a separate WC. The property is approached through a wooden gate which leads to a large enclosed front garden which is laid to lawn and has mature trees and bushes. There is a path to the side which leads to the rear garden where you will find a good sized concrete patio, summer house, gravel area and private lawned area.



Your **Local** Property Experts
01948 667 272



TENURE

We are advised that the property is Freehold and this will be confirmed by the Vendors Solicitor during the Pre- Contract Enquiries. Vacant possession upon completion.

LOCAL AUTHORITY

Council Tax Band D. Wrexham County Borough Council, Guildhall, Wrexham, LL11 1WF Tel: 01978 292000 Council Tax Enquiries 01978 292031

SERVICES

We are advised that mains water, drainage, gas and electricity are available. Barbers have not tested any apparatus, equipment, fittings etc or services to this property, so cannot confirm that they are in working order or fit for purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.



VIEWING

By arrangement with the Agents' office at 34 High Street, Whitchurch, SY13 1BB Tel: 01948 667 272 Email: whitchurch@barbers-online.co.uk

DIRECTIONS

From Whitchurch, take the bypass and follow A525, signposted for Wrexham. Follow the road for about 4 miles and then turn left, signposted A539 for Ruabon. Continue for about 4 miles, proceeding into the village of Penley. After a short distance Dymock Place can be found on your right hand side.

PROPERTY INFORMATION

We believe this information to be accurate, but it cannot be guaranteed. The fixtures, fittings, appliances and mains services have not been tested. If there is any point which is of particular importance please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract.

METHOD OF SALE

For Sale by Private Treaty.
WH32677280723170823

AML REGULATIONS

To ensure compliance with the latest Anti Money Laundering Regulations all intending purchasers must produce identification documents prior to the issue of sale confirmation. To avoid delays in the buying process please provide the required documents as soon as possible.

Selling your home?

If you are considering selling your home, please contact us today for your no obligation free market appraisal. Our dedicated and friendly team will assist you 6 days a week.

Get in touch today! Tel: 01948 667 272

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance purposes only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to but, please contact us before viewing the property.