



10 POPLAR ROAD  
PEN-Y-CAE I WREXHAM I LL14 2PY





# 10 POPLAR ROAD

PEN-Y-CAE | WREXHAM | LL14 2PY

Wrexham (5 miles) | Oswestry (12 miles) | Chester (17 miles) | Shrewsbury (28 miles)  
(all mileages are approximate)

A SUBSTANTIAL FOUR-BEDROOM DETACHED FAMILY HOME  
SET WITHIN CIRCA 2.2ac WITH ANTICIPATED PLANNING PERMISSION

Over 2,100 sq ft  
Double Garage  
Requiring Comprehensive Modernisation  
Land & Gardens ext to approx 2.2ac  
FPP Being Sought for further Detached Dwelling with Garaging



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Viewing is strictly by appointment with the selling agents

## GENERAL REMARKS

10 Poplar Road is a four-bedroom detached period property providing over 2,100 sq ft of generously proportioned living accommodation arranged across two versatile floors.

The property now offers excellent potential for modernisation and improvement and is complemented by an integral double garage.

The property stands in an elevated position within gardens and land which extend, in all, to around 2.2ac, or thereabouts.

Full Planning Permission is currently being sought for a further detached dwelling with associated garaging, to be situated on the western portion of the gardens.

## SITUATION

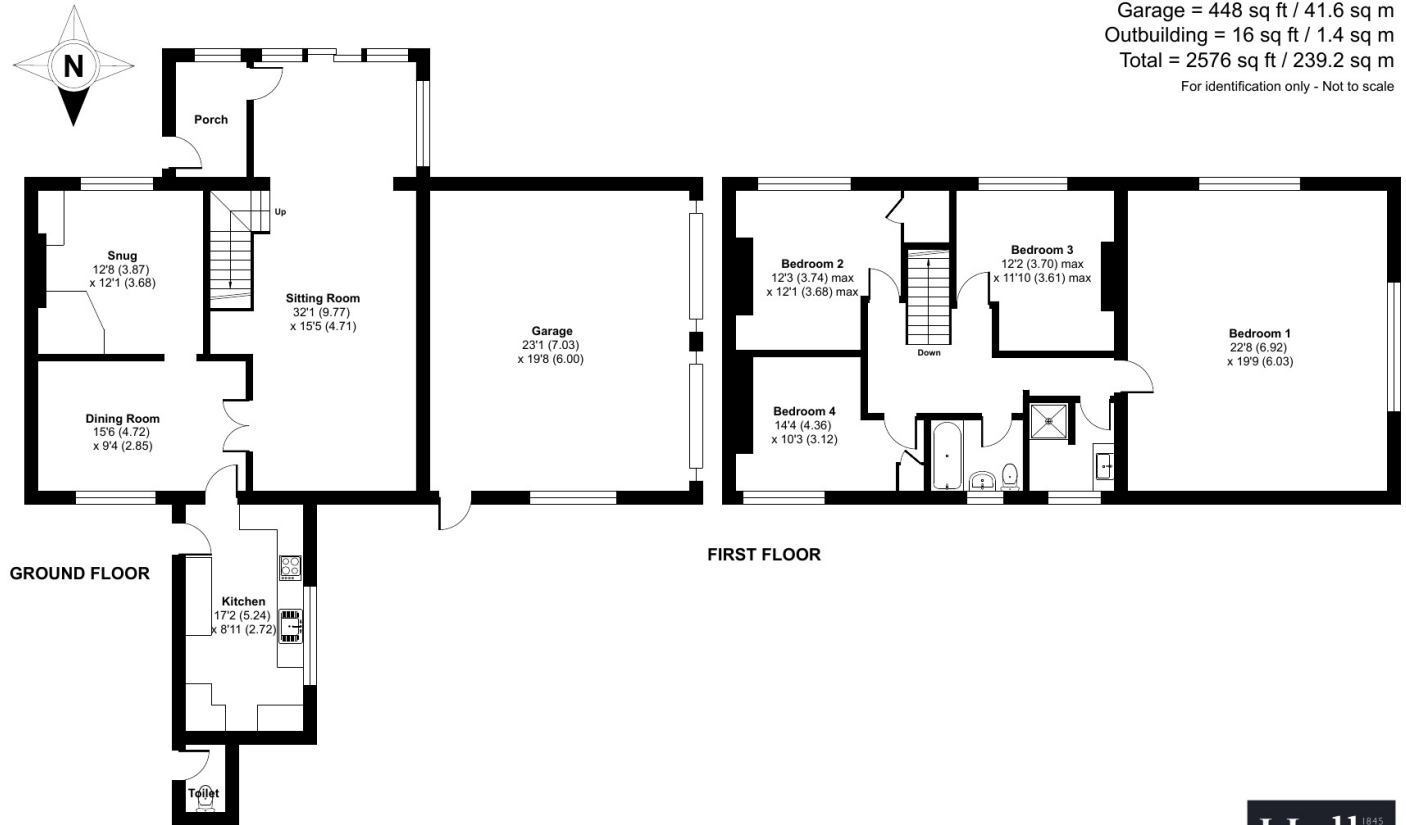
10 Poplar Road occupies a pleasant elevated position on the perimeter of the popular and traditional village of Pen-Y-Cae, which boasts a range of day-to-day amenities, including Churches, Schools, Medical Facilities, and Convenience Store, whilst retaining a close proximity the natural splendour of the Welsh landscape contained within the nearby Dee Valley and, further afield, in Snowdonia.

Further facilities can be found in the nearby centres of Rhosllanerchrugog, Johnstown, and Oswestry; with the county Centre of Wrexham situated around 5 miles to the north.

## PROPERTY

The property now requires a level of modernisation and improvement but offers significant potential to become a superb and substantially proportioned family home.

For those requiring further living space, the integral double garage provides an option for inclusion within the accommodation (STPP).



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n/checom 2026. Produced for Halls. REF: 1464689



The ground floor boasts a range of flexibly arranged reception rooms centred around a delightfully open-plan Sitting Room, this serving as the heart of this particularly family friendly home and complemented by a Dining Room, Snug/Office, Porch and, situated to the rear of the property, a Kitchen with direct access onto the gardens.

To the first floor are four comfortably sized Bedrooms which, as per the ground floor, have been designed with the needs of modern day family living in mind and served by a family Bathroom and a separate Shower Room.

Of particular note is the Master Bedroom which extends to around 450 sq ft and enjoys dual-aspect windows which offer elevated views across the gardens, village, and countryside beyond.



## LAND & GARDENS

10 Poplar Road is situated within land and gardens which extend, in all, to around 2.2 acres, or thereabouts.

The property is accessed via a farm-style gate set into stone pillars bearing the name of the property, this leading on to a tarmac driveway which rises to a large parking area situated to the side of the property and positioned before the integral double garage (approx. 7m x 6m) with two electrically operated metal vehicular access doors and a pedestrian door to the side.

The grounds are predominately laid to lawn but interspersed with, and bordered by, established hedging and mature trees.

The grounds offer excellent potential for the keeping of various livestock.

## PLANNING PERMISSION

Full Planning Permission is currently being sought for a further detached dwelling with detached garaging and dedicated access on the western portion of the grounds. If granted, the existing residence would retain significant gardens and be neighboured by property in keeping with the current.

Further information can be found on Wrexham Planning Portal, Ref: P/2026/0041

## SCHOOLING

Within a convenient proximity are a number of well regarded state and private schools, including Penycae Junior, Ysgol Hooson, Ysgol-Y-Grango, Ysgol Rhiwabon, Moreton Hall, Oswestry School, and Ellesmere College.

## METHOD OF SALE

The property is offered for sale by private treaty.

## TENURE & POSSESSION

We understand that the property is of freehold tenure and vacant possession will be given on completion of the purchase.

## SERVICES

We understand that the property has the benefit of mains water, drainage, and electric.

## LOCAL AUTHORITY

Wrexham Borough Council, The Guildhall, Wrexham LL11 1AY.

## COUNCIL TAX

Band G

## EPC RATING

E(44)

## W<sub>3</sub>W

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## DIRECTIONS

Leave Wrexham to the south-west via Ruabon Rd, crossing the roundabout at the second exit onto Wrexham Rd. Continue for around 2.2 miles until a right hand turn leads onto Gutter Hill/Hill St and at the next roundabout take the first exit onto Church St. Take the second exit at the next roundabout onto Pant Hill and turn right shortly after onto Stryt Issa where, around 0.5 miles later, the property is positioned on the right.



## RIGHT OF WAY & EASEMENTS

The property will be sold subject to any wayleaves, public or private rights of way, easements and covenants and all outgoing whether mentioned in these sale particulars or not.

## BOUNDARIES, ROADS & FENCES

The Purchaser/s shall be deemed to have full knowledge of the boundaries and neither the Vendor, nor the Agents will be responsible for defining ownership of the boundary fences or hedges.

## IMPORTANT NOTICE

1. These sale particulars have been prepared in all good faith to give a fair overall view of the property. If any points are particularly relevant to your interest in the property, please ask for further information.
2. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.
3. The photograph(s) depict only certain parts of the property. It should not be assumed that any contents/furniture etc. photographed are included in the sale. It should not be assumed that the property remains as displayed in the photograph(s). No assumptions should be made with regard to parts of the property that have not been photographed.
4. Any areas, measurements, aspects or distances referred to are given as a GUIDE ONLY and are NOT precise. If such details fundamental to a purchase, purchasers must rely on their own enquiries.
5. Where any references are made to planning permission or potential uses such as information is given by HALLS in good faith. Purchasers should make their own enquiries into such matters prior to the purchase.
6. Description of the property are subject and are used in good faith as an opinion and NOT as a statement of fact. Please make further enquiries to ensure that our description is likely to match any expectations you may have.
7. We are legally obligated to undertake anti-money laundering checks on all property purchasers. The charge for these checks is £30 (including VAT) per purchaser.

For identification purposes only

