

# Town & Country

Estate & Letting Agents

High Street, Rhosymedre

£125,000



This lovely stone built two bedroom mid terraced is located within the heart of this popular village, offering adaptable accommodation, having the benefit of gas fired central heating and double glazing and a low maintenance block paved rear courtyard. Viewing is advised to appreciate this lovely property.

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## DESCRIPTION

The property has been sympathetically modernised and offers adaptable accommodation making it an ideal purchase for a first time buyer or investor. The well-presented accommodation comprises of an L shaped contemporary kitchen, a living room featuring a cast iron log burner and a light, bright dining room with patio doors leading to the rear courtyard. A modern bathroom suite provides spacious facilities. The principle bedroom has a stylish built in wardrobe and cupboard and the second bedroom also has a deep built in cupboard. Externally there is a rear courtyard with an outside light. There is currently free parking across the road just a few steps away.



## LOCATION

Rhosymedre is a village and community in Wrexham County Borough, Wales. It is located on the River Alyn near Ruabon. The village is noted for its links with Charles Darwin and the poet Robert Williams Parry. The village boasts an array of local amenities and is very well placed for those who enjoy outdoor pursuits. It is ideally located for commuters being within easy access of the A483 giving access to all major road networks

## DIRECTIONS

From Wrexham town centre turn right

onto Central Rd/A541, Turn left onto Regent St/A541 and Continue to follow A541, At Plas Coch Roundabout, take the 2nd exit onto Mold Rd/A541, At the roundabout, take the 1st exit onto the A483 slip road to Oswestry, Merge onto A483, At junction 1, take the A539 exit to Whitchurch/Llangollen, At the roundabout, take the 3rd exit onto Ruabon Interchange/A539, Go through 1 roundabout, At the roundabout, take the 2nd exit onto B5605, Turn right onto High St/B5096 and the destination will be on the left.



## KITCHEN

12'2" x 9'6"

Entered through a UPVC double glazed front door to a contemporary kitchen fitted with grey shaker style, wall, base and drawer units. Complimented by stainless steel handles with ample work surface space housing a resin single drainer sink unit with mixer tap and tiled splashback's. Integrated appliances include stainless steel oven, hob and extractor hood, fridge and freezer and washing machine. Ceramic tiled flooring and an exposed beam ceiling, two radiators and a window facing the front elevation. An under stairs cupboard provides ample storage space.



## LIVING ROOM

13'2" x 10'6"

With timber laminate flooring, and an exposed beam ceiling, a glass display cabinet, radiator and arch throughway leading to the dining area. The room features an exposed stone fireplace housing, a cast-iron log burner. Stairs of rise to the first floor accommodation



## LOG BURNER



## DINING ROOM

8'8" by 7'2"

With a double glazed skylight, timber laminate flooring, flooring in from the

living room, a radiator and a patio door, which opens to the rear courtyard.



## BATHROOM

8'10 x 5' 3

The bathroom is installed with a modern suite comprising appreciate panelled bath with thermostatic. Having a shower above, along with a protective curved screen, a dual flush, low-level WC, wash and basin with vanity unit below and waterfall, style, mixer tap, partially tiled walls, a column style radiator with an integrated heated towel rail. Ceramic tiled floor and opaque window to the rear elevation and a double glazed skylight



## PRINCIPLE BEDROOM

11'4 x 10'6

Having a window to the rear elevation, a radiator, timber laminate flooring, a built-in wardrobe and built-in cupboard.



## BEDROOM TWO

12'0 x 6'11' 6'0 inches

With a window, facing the front elevation, radiator, timber laminate flooring, a built-in wardrobe, and a deep, built in cupboard, situated above the stairs.

## EXTERNALLY

To the rear of the property is a low maintenance courtyard, predominantly block paved and enclosed by a series of fence panels with outside lighting.

## SERVICES

The agents have not tested any of the appliances listed in the particulars.

TENURE: Freehold

Council Tax: B - £1707.20

## VIEWINGS

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## TO MAKE AN OFFER

If you would like to make an offer, please contact the office and one of the team will assist you further.

## MORTGAGE ADVICE

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks

and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

