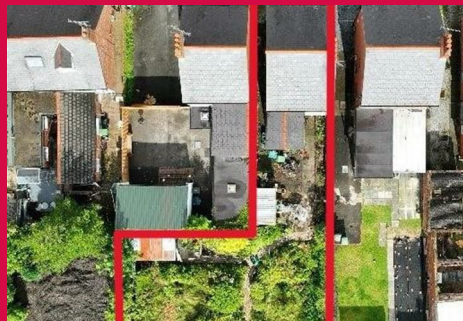


Town & Country

Estate & Letting Agents

New Street, Rhosllanerchrugog, Wrexham

£165,000



A fantastic opportunity to purchase this traditional 3 bedroom detached property situated in the village of Rhosllanerchrugog.

The internal accommodation requires a scheme of modernisation but offers superb potential to renovate into a beautiful family home.

The property benefits from two reception rooms, kitchen, three good sized bedrooms and a family bathroom. benefitting from UPVC double glazing and gas central heating. The hidden gem of this property is the rear garden which is an exceptional size and private.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Entrance

The property is accessed via a double glazed door to front opening to the entrance hall, laminate wood effect flooring. Stairs to the first floor. Doors to:



Dining Room

11,11 x 11,10

Wood effect laminate flooring, electric fire, Double glazed window to rear, radiator. Door leading to kitchen.



Bedroom One

10,10 x 11,10

Window to front, radiator.

Lounge

11,9 x 11,10

Featuring a electric fire set within an Adam style surround, a double glazed window to front and radiator.



Kitchen

9,7 x 7,22

Fitted with a range of wall, base and drawer units with complementary work surfaces. One and a half bowl sink unit with mixer tap, electric oven and hob and combi boiler. Under stairs storage cupboard/pantry.



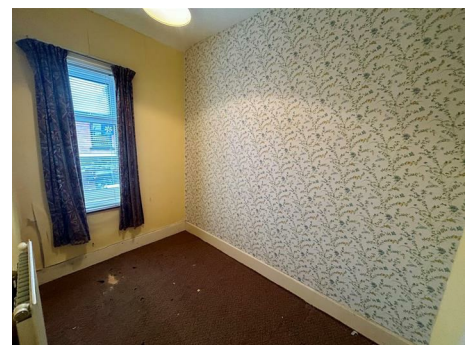
Bedroom Two

9,7 x 12,7

Fitted with wardrobes, window to rear and radiator.

Garden - Aerial View

Aerial photograph outlining in red the size of the plot.



Bedroom Three

9,1 x 5,5

Window to front, radiator.

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Landing

Spacious landing leading to the three bedrooms and family bathroom.



Family Bathroom

10 x 8

The shower room is installed with an attractive modern suite comprising of a separate low level W/C, a double shower enclosure with a thermostatic shower, a ceramic tiled floor, fully tiled walls, a towel radiator and an opaque double glazed window that faces the rear elevation.



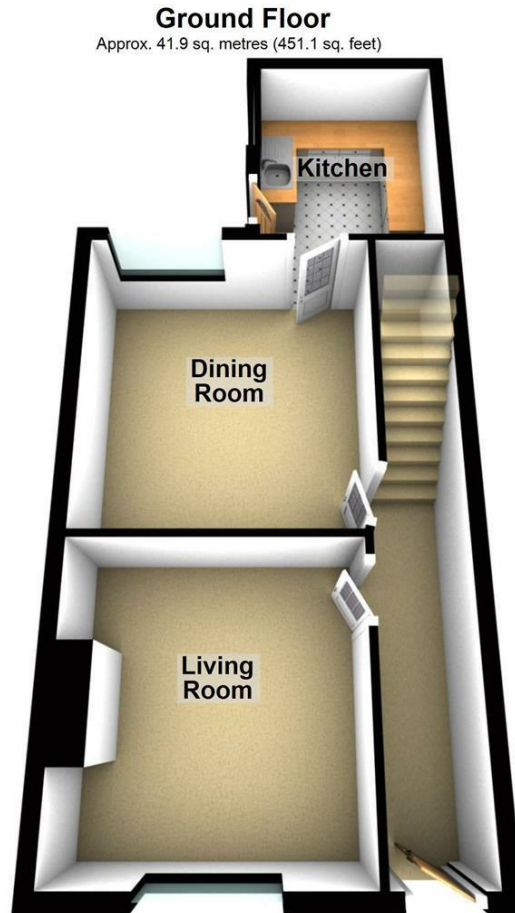
Rear Garden

The rear garden enjoys a sunny aspect, with a paved patio leading to an exceptional lawned and scrubbed garden



Patio Area

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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 most 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.

| Energy Efficiency Rating | | Current | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 81 |
| (69-80) C | | | |
| (55-68) D | | 57 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC | |