

# Town & Country

Estate & Letting Agents

Cemetery Road, Rhosllanerchrugog,  
Wrexham

£185,950



Situated within this popular village with easy access to Wrexham, local motorway networks and a host of day-to-day facilities, this well presented three bedroom semi-detached property benefiting from gas central heating and UPVC double glazing comprises an entrance hall, living room, dining room and kitchen and off the first floor landing three bedrooms and a modern white bathroom suite. Externally to the front and side of the property is brick block off-road parking, with gated access to a side area to the rear garden which is predominantly laid to lawn with a slate chip patio area directly off the dining room and a golden gravel patio area position to the rear of the garden all of which is enclosed by a series of timber fence panels

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### Externally front

To the front and side of the property is ample brick block off-road parking with timber gated side access to the rear garden. The front door sits within a storm porch with a quarry tiled floor, an outside courtesy light to the side and spotlight above

### Entrance hall

The property is entered through an opaque UPVC double glaze front door opening to timber laminate flooring, a radiator, stairs off rising to the first floor accommodation door opening to the living room and a fitted corner storage/cupboard



### Living room

16'2 x 11'7

Having timber laminate flooring, a radiator, a corner window to the front elevation with fitted cabinet and window seat and a door opening to the dining room



### Dining room

7 x 9'1

With timber laminate flooring flowing in from the living room to a dining room with a radiator, and open through way to the kitchen and UPVC double glazed French doors opening to the rear garden slate chipped patio are



### Kitchen

9'1 x 7'4

The kitchen is fitted with an array of lightwood grain effect wall base and draw units, works surfaces housing stainless steel one and a half bowl sink unit with mixer tap. Integrated appliances including oven hob and extractor fan built in cupboard houses the globe warm gas combination boiler, the flooring is ceramic tiled with storage cupboard, a window to the rear elevation and the UPVC opaque double glazed door opening to covered area outside light, power supply and gates opening to both front and rear gardens

### First floor landing

With the window facing the side elevation, access to the space with retractable ladder doors off to a built in shelved storage covered and all three bedrooms and to the bathroom



### Bathroom

6'3 x 5'2

A modern white bathroom suite comprising a panel bath with thermostatic shower and protective screen above, a dual flush low level WC, pedestal wash and basin with mixer tap, partly tiled walls with a chrome heated towel rail, ceramic towel floor, extractor fan and an opaque window to the rear elevation



### Bedroom one

11'4 x 8'6

Having a window facing the front elevation, radiator and a recessed wardrobe



## Bedroom two

8'2 x 10'3

Having a window facing the rear elevation and a radiator



## Bedroom three

8'7 x 6'1

With a fitted over stairs wardrobe, a window to the front elevation and a radiator



## Rear garden

34 x 24

Predominantly laid lawn with a timber sleeper border slate chip patio area to the front elevation and a golden

gravelled patio area to the rear with stone raised planters, and outside light and water supply enclosed by timber fence panels

## 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 a member of our team who will assist you further.

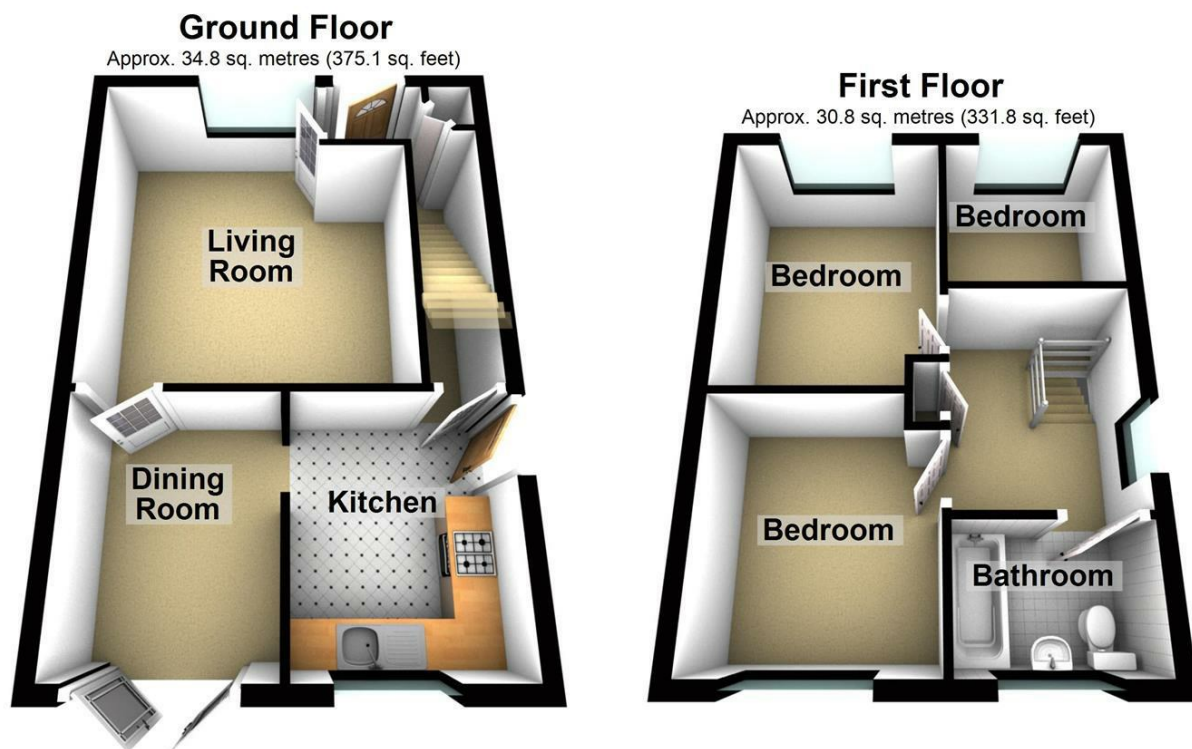
## Mortgage Advice

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.**

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 65.7 sq. metres (706.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		74	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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