

Town & Country

Estate & Letting Agents

School Street, Rhosllanerchrugog,
Wrexham

£165,000



With rural views to the front this three bedroom semi detached property benefits from gas central heating and UPVC double glazing. In brief the property comprises of an entrance hall, a large open plan living/dining room, a modern kitchen and a first floor landing offering access to a family bathroom and three bedrooms one of which enjoying ensuite facilities. . This property is available with the benefit of no onward chain.

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ENTRANCE HALL

The property is entered through a UPVC double glazed front door that opens to timber laminate flooring, a radiator, stairs rising to the first floor accommodation and a door opening to the kitchen.



LIVING/DINING ROOM

24'2" x 10'8"

The living/dining room features a timber laminate flooring from the entrance hall into a spacious room with windows facing the front and rear elevation. Other features include radiators, a storage cupboard and a door opening to the kitchen.



KITCHEN

11'8" x 8'8"

The kitchen is fitted with modern gloss style units and a marble worksurface space that houses a stainless steel single sink unit. The integrated appliances of the kitchen include a stainless steel oven hob. Other features of the kitchen include space and plumbing for a washing machine, windows that face the side elevation, a radiator and a UPVC double glazed door.

FIRST FLOOR LANDING

The first floor landing features a banister with spindle balustrades, a radiator, access to the loft and doors that open to all three bedrooms with the principle containing an ensuite shower room and a bathroom.



BEDROOM ONE

14'2" x 11'4"

This room features a radiator and a window that faces the front elevation with rural views.

BEDROOM TWO

11'2" x 8'7"

This room features a radiator, windows that face the side elevation and a door that opens to the ensuite shower room.



ENSUITE SHOWER ROOM

8 feet 7 x 5'5"

The ensuite shower room is installed with a modern white suite comprising a dual flush low level W/C, a corner shower enclosure with a thermostatic shower, a radiator and a window that faces the rear elevation,



BEDROOM THREE

9 feet times 8'10"

This room features a radiator, a window that faces the side elevation and storage cupboards.



BATHROOM

7'6" x 8'9"

The bathroom is installed with a modern suite comprising of a panel bath, a dual flush low level W/C, a radiator and a window that faces the rear elevation.

EXTERNALLY FRONT

The front of the property features a gravel forecourt with a low brick wall and iron railing alongside the front door along with an outside light.



EXTERNALLY REAR

Externally to the rear of the property there is a right of way access leading to a predominately paved area with an outside light and power supply.



Services

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

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. 99.1 sq. metres (1067.0 sq. feet)

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
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		64	
(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	