

# Town & Country

Estate & Letting Agents

New Street, Rhosllanerchrugog, Wrexham

£149,950



Located in the sought-after village south of Wrexham, this well-presented two-bedroom home features gas central heating and UPVC double glazing. Inside, it offers a welcoming entrance hall, a bay-fronted living room, a dining/sitting room, and a stylish wood grain-effect kitchen. Upstairs comprises a spacious main bedroom, a second bedroom, and a modern three-piece bathroom. Outside, the low-maintenance rear garden includes golden gravel, a decked seating area with an awning, and a versatile outbuilding. A gravel forecourt sits at the front of the property.

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## DESCRIPTION

Situated within this popular village located to the south of Wrexham, this well-presented two-bedroom property enjoys the benefits of gas central heating and UPVC double glazing, along with internal accommodation briefly comprising an entrance hall with stairs rising to the first-floor accommodation, a living room with a bay window facing the front, and a dining/sitting room with a glazed door opening to a wood grain-effect kitchen. The first-floor landing allows access to a generously sized principal bedroom, as well as a second bedroom and a three-piece bathroom suite. Externally, to the front of the property is a forecourt, while the rear garden is attractively presented and low maintenance, predominantly featuring golden gravel with a decked timber seating area with an awning and access to an outbuilding, which has a variety of uses.



## LOCATION

Rhosllanerchrugog is a village located just south of Wrexham, offering a strong sense of community, local amenities, and convenient access to major road links. With a blend of traditional charm and modern conveniences, it's an ideal location for families, professionals, and first-time buyers alike. The area boasts local shops, schools, and scenic countryside walls.



## ENTRANCE HALL

13'9 x 2'8

The property is entered through a timber panel and single-glazed front door, which opens to wood grain-effect laminate flooring, a radiator, an ornate arch, and stairs rising to the first-floor accommodation. Painted internal doors open to the living room and dining/sitting room.



## LIVING ROOM

13'9 x 12'8

Featuring wood grain-effect laminate flooring, a bay window facing the front elevation, a radiator, coved and textured ceilings, and a ceramic tile hearth with a pine Adam-style surround.



## DINING/SITTING ROOM

14'6 x 12'4

Also featuring wood grain-effect laminate

flooring, a radiator, a door opening to the under-stairs storage cupboard/pantry with a light, a window facing the rear elevation with a radiator below, and a partially glazed pine door leading to the kitchen.



## KITCHEN

10'4 x 5'3

The kitchen is fitted with light wood grain-effect wall, base, and drawer units complemented by stainless steel handles and solid wood work surfaces housing a one-and-a-half bowl sink unit with a mixer tap. Integrated appliances include a stainless steel double oven, hob, and extractor hood, and there is space and plumbing for a washing machine. The flooring is ceramic tile, there is a radiator, and windows face the rear and side elevations. A single-glazed door opens to the rear garden.

## FIRST FLOOR LANDING

With doors opening to both bedrooms and the bathroom, along with a radiator.



## BEDROOM ONE

14'7 x 11'2

Featuring two windows facing the front elevation, a radiator, and a doorway leading to a wooden staircase with exposed brick walls, rising to the loft. (The loft could be converted, as other properties have done, subject to any relevant planning consents.)



## BATHROOM

9'6 x 5'9

Fitted with a three-piece white suite comprising a wooden panel bath, a low-level WC, and a pedestal wash hand basin. The room also features tiled walls, a wooden panel ceiling, exposed floorboards, a radiator, and an opaque window facing the rear elevation.



## OUTBUILDING

14'4 x 7'1

Accessed from the rear garden through a wooden door, the outbuilding has been recently re-roofed and includes a cast iron log burner and flue set in the corner, a separate consumer unit, and single-glazed windows overlooking the rear garden. The outbuilding is also fully insulated and has access to electricity and gas. There is also the potential to turn it into a garden room.



## EXTERNALLY

To the front of the property is a gravel forecourt with a brick boundary wall and an iron gate, which opens to the pathway leading to the main entrance door, alongside which is an external light. The rear garden is beautifully presented and relatively low maintenance, featuring a decked seating area with an awning above, a golden gravel garden, raised shrub planters, a timber-gated rear access pathway, outdoor lighting, a water supply, and access to the outbuilding.



## BEDROOM TWO

11'10 x 7'7

Includes a built-in cupboard housing the recently installed Ideal Logic gas boiler, along with a window facing the rear elevation with a radiator below.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax: Band C - £1949.00

## Viewings (Wrexham)

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

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice (Wrexham)

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 of 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.

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