Town & Country Estate & Letting Agents

Market Street, Rhosllanerchrugog,

£135,000











Modernised in 2020, this well-presented two-bedroom home is set in the heart of a popular village. Featuring gas central heating and UPVC double glazing, the accommodation includes an entrance hall, living room, spacious kitchen/diner with walk-in store, two double bedrooms, and a contemporary bathroom. Outside, there is a lowmaintenance forecourt to the front and an enclosed rear courtyard with gated access to allocated parking.

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

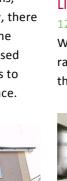
> > TEL: 01978 291345

Market Street, Rhosllanerchrugog,

Mrayham

DESCRIPTION

Located in the heart of this popular village, this two-bedroom home was modernised and refurbished in 2020. Benefiting from gas central heating and UPVC double glazing, the property offers well-presented accommodation comprising an entrance hall, living room, spacious kitchen/diner with large walk-in store, two double bedrooms, and a stylish bathroom. Externally, there is an artificial lawn forecourt to the front, while to the rear is an enclosed paved courtyard with gated access to the allocated off-road parking space.



LIVING ROOM

12'1 x 10'4

With a window to the front elevation, radiator below, and an open throughway into the kitchen/diner.





BEDROOM ONE

14 x 10'3

A generously sized double with frontfacing window and radiator below.



KITCHEN/DINER

12'6 x 11'9

Fitted with a modern range of glossfronted wall, base, and drawer units, complemented by work surfaces housing a stainless steel single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, electric hob with extractor above, and a dishwasher, with additional space and plumbing for a washing machine and tall fridge/freezer.



BEDROOM TWO

11'4 x 9'7

A further double room with rear-facing window and radiator below.



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

Entered through an opaque composite double-glazed front door, the hall includes stairs rising to the first-floor accommodation and an internal door to the living room.

The wall-mounted gas combination

boiler is also housed here. Further

features include a radiator, recessed

store cupboard (approx. 13'6" x 2'9")

overlooks the rear elevation, with an

opaque composite back door giving

With loft access and doors to the

bathroom and both double bedrooms.

access to the rear.

FIRST FLOOR LANDING

with light and radiator. A window

ceiling downlights, and a large walk-in

Market Street, Rhosllanerchrugog, Wrexham





BATHROOM

9 x 5'4

Installed with a modern white threepiece suite comprising: panelled bath with mixer tap, shower extension and glass screen, dual flush low-level WC, and pedestal wash hand basin. Fully tiled walls, chrome heated towel rail, recessed ceiling downlights, extractor fan.



EXTERNALLY

The property is approached via a low brick boundary wall with iron railings and gate, opening to an artificial lawn forecourt. An external light is positioned to the left of the entrance.

Rear paved courtyard with outside light and timber gated access, leading to the property's allocated off-road parking space.

Services

The agents have not tested any of the appliances listed in the particulars. Freehold
Council Tax Band - C (£1949 Per Year)

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.

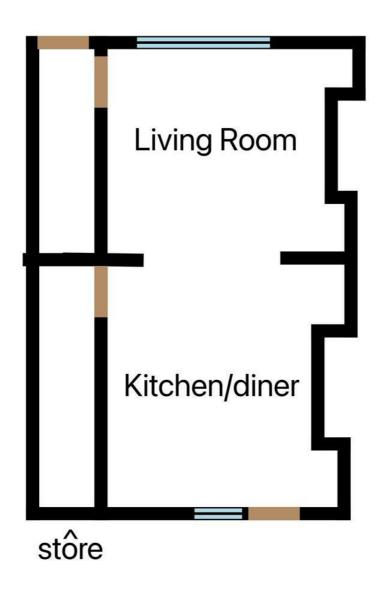
Mortgage Advice

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.



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