

# Town & Country

Estate & Letting Agents

Market Street, Rhosllanerchrugog,  
Wrexham

£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 low-maintenance forecourt to the front and an enclosed rear courtyard with gated access to allocated parking.

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### 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.



### 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.



### LIVING ROOM

12'1 x 10'4

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



### KITCHEN/DINER

12'6 x 11'9

Fitted with a modern range of gloss-fronted 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.

The wall-mounted gas combination boiler is also housed here. Further features include a radiator, recessed ceiling downlights, and a large walk-in store cupboard (approx. 13'6" x 2'9") with light and radiator. A window overlooks the rear elevation, with an opaque composite back door giving access to the rear.

### FIRST FLOOR LANDING

With loft access and doors to the bathroom and both double bedrooms.



### BEDROOM ONE

14 x 10'3

A generously sized double with front-facing window and radiator below.



### BEDROOM TWO

11'4 x 9'7

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



## BATHROOM

9 x 5'4

Installed with a modern white three-piece 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.

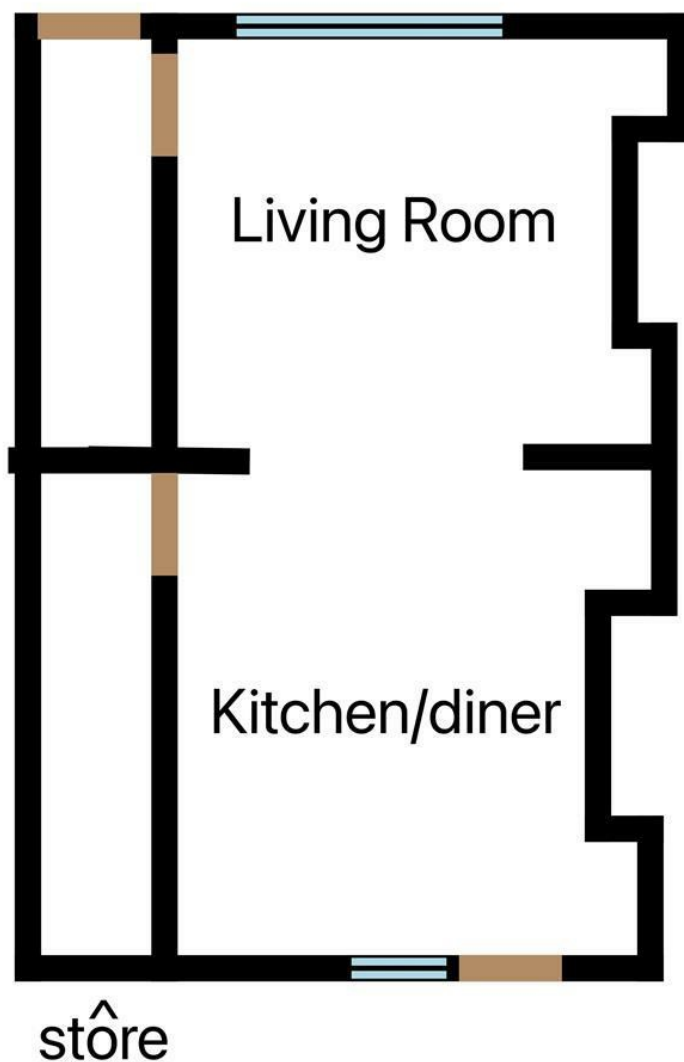
## To Make an Offer

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.



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 must 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                                 |         | 90                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 77      |                         |
| (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 |