

Town & Country

Estate & Letting Agents

Pen Y Graig, Rhosllanerchrugog, Wrexham

£190,000



This 3-bedroom detached house is situated in a cul-de-sac in the village of Rhosllanerchrugog. The property offers a gated driveway, carport, and front and rear gardens with views at the back. Inside, it includes a lounge, sitting/dining room, kitchen/breakfast room, conservatory, and a cloakroom/W.C. On the first floor, there are three bedrooms, two of which are doubles, and a shower room. The property is conveniently located near local amenities, schools, and transport links, with easy access to the A483 for commuting.

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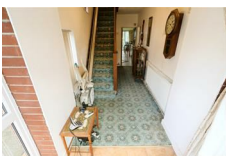
DESCRIPTION

A 3-bedroom detached house located in a cul-de-sac in the village of Rhosllanerchrugog. The property features a gated driveway, carport, and gardens to both the front and rear, offering views to the rear. Inside, the accommodation includes a lounge, sitting/dining room, kitchen/breakfast room, conservatory, and a cloakroom/W.C. On the first floor, there are three bedrooms, two of which are doubles, and a shower room. The property is within reach of local amenities, schools, and transport links, with easy access to the A483 for commuting.



LOCATION

Hafan Deg is situated in the village of Rhosllanerchrugog, which offers a variety of local shopping options and social amenities, all within easy reach. The area benefits from good road links to the A483 bypass, which connects Wrexham to Chester and Shropshire, making it ideal for daily commuting to the Wrexham Industrial Estate. The village is also served by primary and secondary schools, as well as local doctors and dental services.



ENTRANCE HALL

The Upvc part-glazed entrance door

opens into the hallway, which features stairs leading to the first-floor landing, two radiators, and Upvc double-glazed windows to both the front and side.

CLOAKROOM W/C

Equipped with a wash basin, W.C., fully tiled walls, and tiled flooring.



SITTING/DINING ROOM

20'0" x 10'2"

A spacious reception room with two radiators and a window overlooking the rear.



LOUNGE

15'2" x 12'7"

This room features an Upvc double-glazed window to the front, a radiator, coving to the ceiling, and a fireplace.



KITCHEN/BREAKFAST ROOM

19'9" x 9'0"

Fitted with a range of base and wall units, work surfaces incorporating a 1½ bowl stainless steel sink with mixer tap, oven and grill, and a four-ring gas hob. There are two radiators, tiled flooring, part-tiled walls, plumbing for a dishwasher, and sliding patio doors.



CONSERVATORY

The conservatory is fitted with plumbing for a washing machine, tiled flooring, and single-glazed windows.

FIRST FLOOR LANDING

Featuring a gallery over the stairwell, two Upvc double-glazed windows, and four-panel doors leading off to the rooms.



BEDROOM ONE

12'5" x 10'5"

Upvc double-glazed window to the front and a radiator.



BEDROOM TWO

11'2" x 10'3"

Upvc double-glazed window offering far-reaching views and a radiator.



BEDROOM THREE

6'3" x 6'1"

Upvc double-glazed window to the front and a radiator.



SHOWER ROOM

Comprising a shower enclosure with an electric shower unit, a pedestal wash basin, a low flush W.C., fully tiled walls, tiled flooring, an Upvc double-glazed window, a radiator, and a ceiling hatch providing access to the roof space.



EXTERNALLY

The property is approached through double metal gates leading to a driveway and carport. The front garden is mainly laid to decorative gravel, with shrubs and privacy hedging. The rear garden features a brick-paved patio area, various pathways, and flowerbeds, all providing a good level of privacy.



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 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.

Services (Wrexham)

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

To Make an Offer (Wrexham)

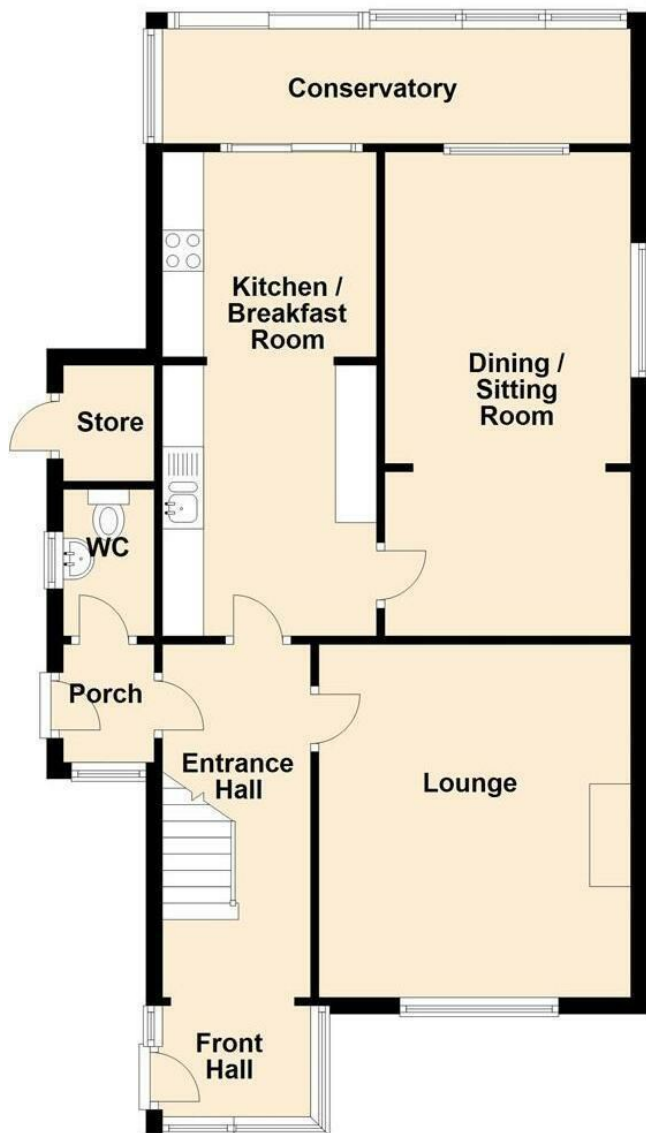
If you would like to make an offer, please contact a member of our team who will assist you further.

Viewings (Wrexham)

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

Ground Floor

Approx. 75.8 sq. metres (815.4 sq. feet)



First Floor

Approx. 36.5 sq. metres (393.0 sq. feet)



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			68
(39-54) E		45	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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.