

# Town & Country

Estate & Letting Agents

Ash Grove, Rhosnesni, Wrexham

£182,000



Located in the desirable area of Rhosnesni, Ash Grove offers a peaceful setting close to Wrexham city centre. With nearby shops, schools, healthcare services, and excellent transport links, it's ideal for families, professionals, and commuters.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## DESCRIPTION

A sought-after location in Wrexham, offering easy access to local amenities, schools, and transport links. This address provides a quiet, residential setting while still being close to the conveniences of the town.

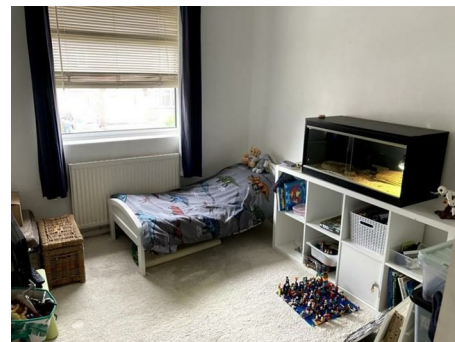
## LOCATION

Situated in the sought-after residential area of Rhosnesni, Ash Grove enjoys a quiet yet convenient location within easy reach of Wrexham city centre. The area offers a variety of local amenities including shops, schools, and healthcare services, along with excellent transport links to the surrounding areas. This well-established neighbourhood is ideal for families, professionals, and commuters alike.



## KITCHEN/DINER

A fitted kitchen with a range of base, wall and drawer units with complimentary working surfaces and incorporating a single drainer sink unit with mixer tap over window to the rear, laminate flooring to kitchen and dining area, double panelled radiator, 2 x ceiling light points, door to the rear garden.



## BEDROOM THREE

With a window, ceiling light point, double panelled radiator.



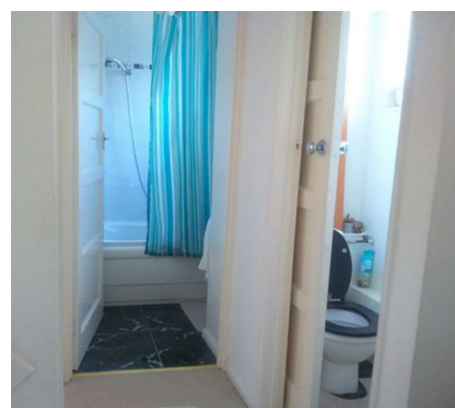
## LOUNGE

With a window to the front, laminate flooring, ceiling light point, feature fireplace. Doors lead to the hallway and kitchen/diner.



## BEDROOM ONE

With a window, ceiling light point, double panelled radiator.



## BAHROOM

A white coloured suite, separate low level w.c., pedestal wash hand basin, ceiling light point, tiled flooring, high level double glazed window to the rear.



## BEDROOM TWO

With a window, ceiling light point, double panelled radiator.



## GARDEN



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

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

Freehold Property

Council Tax - C (£1949 Annually)

## Viewings

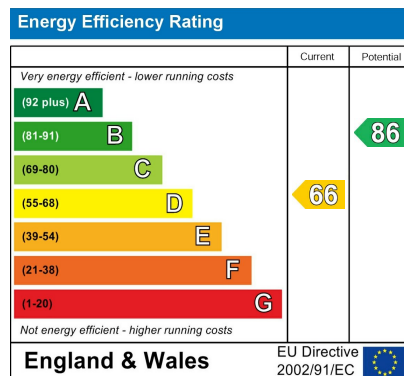
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## 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



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.