Town & Country
Estate & Letting Agents

Ash Grove, Rhosnesni, Wrexham £172,000

This three-bedroom semi-detached property is currently tenanted and generates a dependable rental income, making it an attractive prospect for investors. Located in the sought-after area of Rhosnesni, Ash Grove enjoys a peaceful setting whilst remaining conveniently close to Wrexham city centre, with a range of shops, schools, healthcare facilities and excellent transport links nearby. Boasting a double-fronted elevation, well-proportioned accommodation and generous surrounding gardens, the property benefits from consistently high rental demand in the area, whilst also offering excellent potential as a comfortable and spacious family home.

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DESCRIPTION

The accommodation briefly comprises an impressively spacious living room complete with a gas fireplace, together with a well-proportioned kitchen fitted with a range of wall and base units. There is also the added convenience of a ground floor WC. To the first floor, a generous landing leads to three bedrooms, including a particularly spacious principal bedroom capable of accommodating a king-size bed along with additional bedroom furniture, a further double bedroom, and a comfortable single bedroom well suited to use as a child's room, dressing room or home office. The first-floor family bathroom is fitted with a WC, pedestal wash hand basin and a bath with shower over. Externally, the property benefits from a double-fronted driveway providing off-road parking for up to three vehicles. A side pathway gives access to the rear garden, which is predominantly laid to lawn and complemented by established shrubs and mature trees, creating a pleasant and private outdoor space. Within the garden there is also a separate, generously sized storage room. Additional features include a newly installed combi gas central heating system and uPVC double glazing throughout.

LOCATION

Situated within the established residential area of Rhosnesni, Ash Grove is located just over a mile from Wrexham city centre. The area provides access to a range of local amenities, including shops, schools and healthcare services, as well as transport links to surrounding areas. Borras Park Primary School and Acton Park Primary School are both within approximately one mile of the property.

The neighbourhood is well regarded and may be of interest to a variety of purchasers, including families, professionals and commuters.

HALL

4' x 9'3

UPVC front door, opening onto the driveway. Laminate flooring, ceiling light.

LOUNGE

11'5 x 18'8

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

KITCHEN/DINER

8'6 x 18'8

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.

LANDING

5'2 x 8'2

Loft access . Double glazed uPVC window facing the rear. Radiator, carpeted flooring, ceiling light.

BEDROOM ONE

8'7 x 12'11

Double glazed uPVC window facing the front. Radiator, carpeted flooring, built-in storage cupboard, ceiling light.

BEDROOM TWO

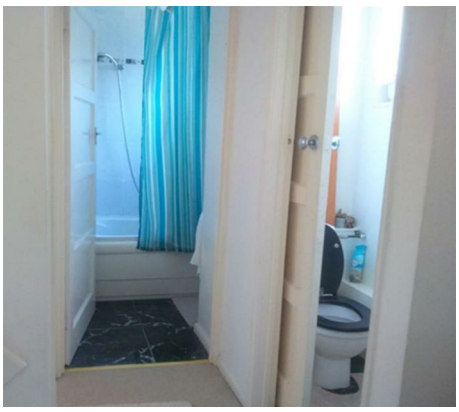
14'8 x 10'5

Double glazed uPVC window facing the front. Radiator, carpeted flooring, ceiling light.

BEDROOM THREE

8'4 x 8'

Double glazed uPVC window facing the rear overlooking the garden. Radiator, laminate flooring, ceiling light.



BATHROOM

4'5 x 5'5

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.

WC

4'5 x 5'5

Double glazed uPVC window with frosted glass facing the rear. Tiled flooring, tiled splash backs, ceiling light. Low level WC, wash hand basin.

EXTERNALLY

A double-fronted driveway with parking of up to 3 cars to the front and a lawned rear garden with storage room.

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.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

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These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

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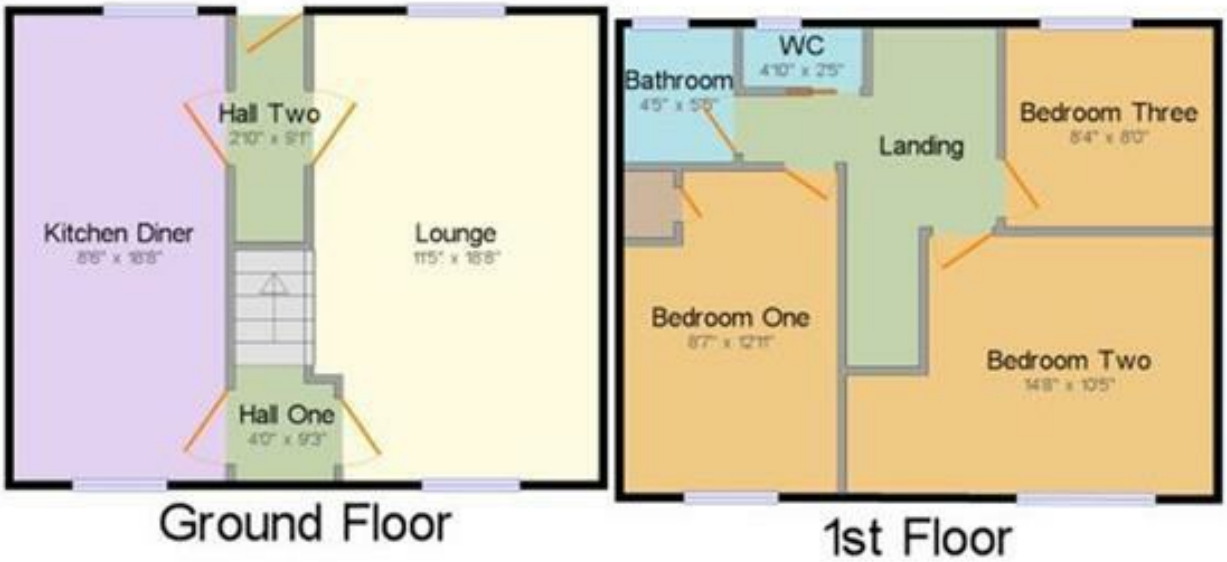
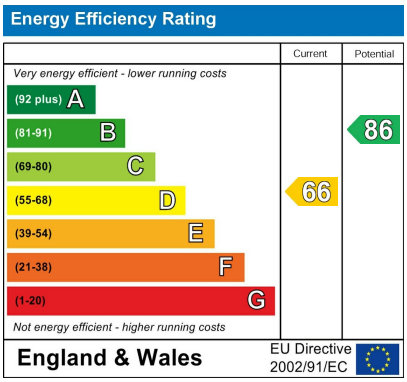
Floorplan for **3 bedroom semi-detached house for sale**





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