Town & Country

Estate & Letting Agents

Pant Hill, Rhosllanerchrugog, Wrexham

Offers Around £120,000









To the front of the property is a small forecourt with steps leading up to the entrance porch. To the side, there is vehicle access providing off-road parking and leading to a single prefabricated garage with an up-and-over door.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

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DESCRIPTION

A small front forecourt with steps leads to the entrance porch, while side access provides off-road parking and a single prefabricated garage with an up-and-over door.

LOCATION

Rhosllanerchrugog is a large and well-established village near Wrexham, offering a range of local amenities including shops, schools, and leisure facilities. The area benefits from good transport links to Wrexham town centre and surrounding areas, while also being close to open countryside, making it ideal for both commuters and those seeking a balance of convenience and rural surroundings.

ENTRANCE PORCH

Accessed via a UPVC opaque stained glass and leaded front door, the porch features a further internal opaque stained glass door opening into the living room.

HALLWAY

(7'9" x 3'6")

Includes under-stairs storage, an open doorway to the dining room, and a sliding door to the shower/wet room.



LIVING ROOM

(10'10" x 12'1")

A front-facing room with a window allowing natural light, a radiator, and a glazed door leading into the inner hallway.



SHOWER/WET ROOM

(7'2" x 6'0")

Fitted with a walk-in shower area with electric shower and floor drainage, wash basin, low-level WC, radiator, partially tiled walls, extractor fan, and an opaque side-facing window.



DINING ROOM

(12'7" x 7'2")

Provides access to the staircase, an open connection to the kitchen, and a door leading to the sitting room.



SITTING ROOM

(10'0" x 10'2")

Features timber laminate flooring, a radiator, and windows on either side of a UPVC double-glazed door opening out to the rear garden.

KITCHEN

(15'0" x 4'0")

Fitted with wall and base units, work surfaces incorporating a stainless steel single drainer sink, space and plumbing for a washing machine and slimline dishwasher, radiator, partially tiled walls, part-tiled flooring, a side-facing window, and a UPVC double-glazed door providing side access.



BEDROOM ONE



BEDROOM TWO



GARDEN



DRIVEWAY

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band B - £1,706.00

Viewings (Wrexham)

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

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.

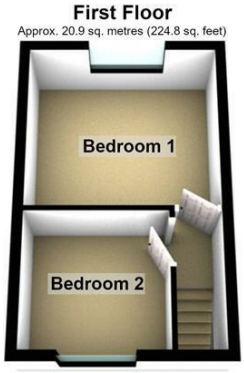
Mortgage Advice (Wrexham)

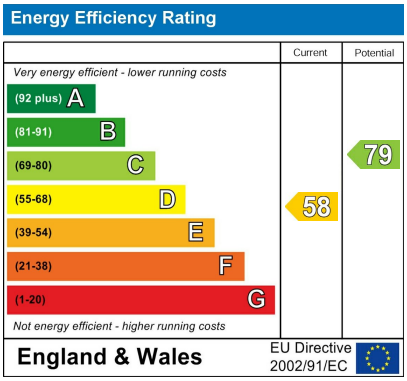
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.

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