

# Town & Country

Estate & Letting Agents

Trem Y Mynydd, Rhosllanerchrugog,  
Wrexham

£165,000



Situated within a small modern cul-de-sac in this popular village to the south of Wrexham, and within walking distance of local amenities, is this two-bedroom semi-detached property. The property benefits from UPVC double glazing and gas central heating, with accommodation briefly comprising: entrance hall with stairs to the first floor, living room with bow window to the front elevation, fitted kitchen/dining room with light wood grain-effect units, rear hallway, and cloakroom WC. To the first floor is a white three-piece bathroom suite and two bedrooms. Externally, the property enjoys a gravel forecourt garden with paved pathway leading to the main entrance. To the rear is a low-maintenance garden, predominantly laid with golden gravel, enclosed by a combination of walling and timber fence panels, with timber side access.

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### DESCRIPTION

Situated in a modern cul-de-sac within this popular village south of Wrexham, this two-bedroom semi-detached property is within walking distance of local amenities. Benefiting from UPVC double glazing and gas central heating, the accommodation comprises an entrance hall, living room, fitted kitchen/dining room, rear hall, cloakroom WC, two bedrooms, and a three-piece bathroom suite. Externally, there is a gravel front garden and a low-maintenance rear garden with timber side access.



### LOCATION

Rhosllanerchrugog is a well-established and popular village community located to the south-west of Wrexham. The area offers a wide range of local amenities including shops, supermarkets, schools, cafés and healthcare facilities, along with good public transport links. There is convenient access to Wrexham city centre, the A483 and wider motorway networks, making it ideal for commuters. The surrounding countryside provides pleasant walking routes and open green spaces, combining village living with excellent connectivity.

### ENTRANCE HALL

The property is entered via an opaque UPVC double glazed door opening into the entrance hall, featuring a radiator, stairs rising to the first-floor

accommodation, and a door leading into the living room.



### LIVING ROOM

13'10 x 9'5

With a bow window to the front elevation, radiator below, feature electric fireplace with surround, and a door leading into the kitchen/dining room.



### KITCHEN/DINING ROOM

12'8 x 9'7

Fitted with a range of light wood grain-effect wall, base and drawer units complemented by stainless steel handles and work surfaces incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood. There is space for a washing machine, ceramic tiled flooring, radiator, understairs storage cupboard, and a wall-mounted Worcester gas combination boiler. A window overlooks the rear garden and a door opens into the rear hall.



### REAR HALL

8 x 3'6

With ceramic tiled flooring, UPVC double glazed rear door, radiator, and access to the cloakroom WC.



### CLOAKROOM WC

4'4 x 2'9

Fitted with a dual flush low-level WC and corner wash hand basin with tiled splashback. Ceramic tiled flooring continues from the rear hall. Also benefiting from a radiator and opaque window to the rear elevation.

### FIRST FLOOR LANDING

Featuring white banister and spindle balustrades, access to the loft space,

and doors leading to the bathroom and both bedrooms.



## BEDROOM ONE

12'8 x 9'9

With radiator and window overlooking the rear elevation.



## BEDROOM TWO

12'8 x 7'6 (max)

Featuring built-in overstairs storage cupboard with shelving, window to the front elevation, and radiator below.



## BATHROOM

6'6 x 5'7

Appointed with a panel bath incorporating an electric shower and protective screen above, dual flush low-level WC, and pedestal wash hand

basin. The walls are fully tiled with ceramic tiled flooring, radiator, opaque window to the side elevation, and recessed extractor fan set within the ceiling.



## EXTERNALLY

Directly opposite the property there is off-road parking. To the front is a golden gravel garden with a paved pathway leading to the front entrance door, above which is a canopy and side courtesy light. To the rear is a low-maintenance garden, predominantly laid with golden gravel, enclosed by a combination of walling and timber fence panels, with timber side access.

## 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

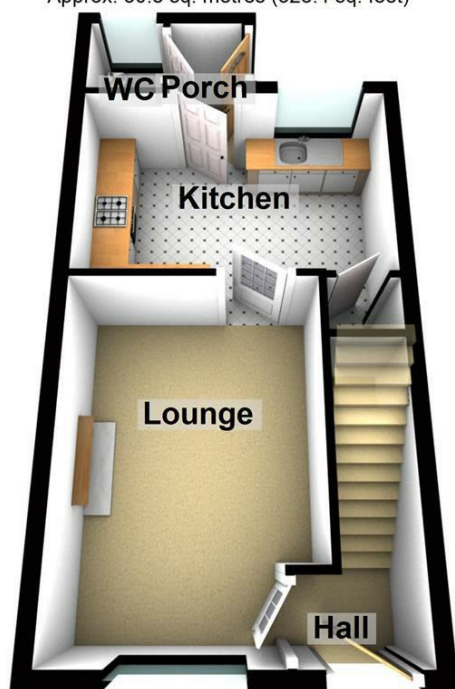
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most

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.

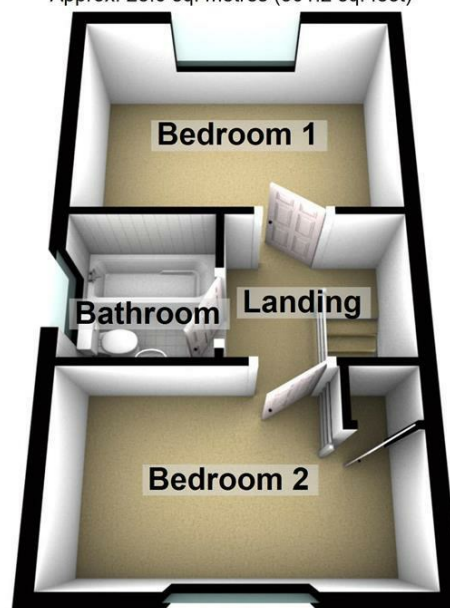
## Ground Floor

Approx. 30.5 sq. metres (328.4 sq. feet)



## First Floor

Approx. 28.0 sq. metres (301.2 sq. feet)



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                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (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 |