Town & Country
Estate & Letting Agents

Maes Enion, Rhosllanerchrugog, Wrexham

£135,000

Situated within the popular village of Rhosllanerchrugog, this three-bedroom property offers spacious accommodation along with an enclosed rear garden.

The accommodation briefly comprises an entrance hall, living room, kitchen, rear porch and bathroom to the ground floor, with three bedrooms situated to the first floor.

Externally, the property benefits from an enclosed rear garden with Astroturf, patio seating area and storage unit, together with access to a council-owned field which may provide future potential to purchase additional land, subject to the necessary permissions and enquiries.

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DESCRIPTION

A well-presented three-bedroom property located in the popular village of Rhosllanerchrugog, benefiting from spacious accommodation, enclosed rear garden, patio area and excellent access to local amenities and transport links.

LOCATION

18 Maes Enion is situated within the established residential area of Rhosllanerchrugog, a popular village offering a range of everyday amenities including shops, schools, supermarkets and public transport services. The property is conveniently positioned for easy access to Wrexham town centre, local road networks and surrounding countryside walks.

ENTRANCE HALL

3.70' x 4.06'

Wooden double-glazed front door opening into a small entrance hall.

LIVING ROOM

13.20' x 11.92'

Spacious living room with a large window facing the front elevation of the property. Features an ornamental fireplace with fitted electric fire, brown fitted carpet and wooden double-glazed sliding doors leading into the kitchen.

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KITCHEN

11.47' x 8.49'

Fitted with a range of base and wall-mounted cupboards and providing space for a washing machine, dishwasher and fridge freezer. The kitchen also houses the boiler and benefits from two UPVC double-glazed windows facing the rear elevation.

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BATHROOM

4.89' x 5.89'

Fitted with a bath, separate shower, freestanding wash hand basin and WC. Also benefiting from ventilation and a window facing the rear elevation.

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LANDING

Stairs rise to a small landing providing access to all three bedrooms.

BEDROOM ONE

9.34' x 13.74'

Well-proportioned double bedroom with a UPVC double-glazed window overlooking the front elevation. Also benefiting from an alcove with fitted shelving.

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BEDROOM TWO

9.64' x 11.27'

Bedroom with a UPVC double-glazed window facing the rear elevation of the property and fitted with purple carpet.

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BEDROOM THREE

7.94' x 8.01'

Bedroom with a UPVC double-glazed window overlooking the rear elevation, fitted with grey carpet and wall ventilation.

REAR PORCH

2.93' x 5.79'

Featuring UPVC double-glazed windows to the side and front elevations, beige ceramic tiled flooring and overhead spotlights. A wooden door provides access to the rear garden.

REAR GARDEN

Enclosed rear garden fitted with Astroturf, patio area and storage unit. A gate provides access to the adjoining council-owned field, which may offer the potential to purchase additional land and extend the garden further, subject to the relevant enquiries and permissions. A side pathway with patio leads to the front elevation of the property via a gated entrance.

EXTERNALLY

Viewings (Wrexham)

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

Services (Wrexham)

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

Tenure - Freehold

Council Tax Band (C)

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.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

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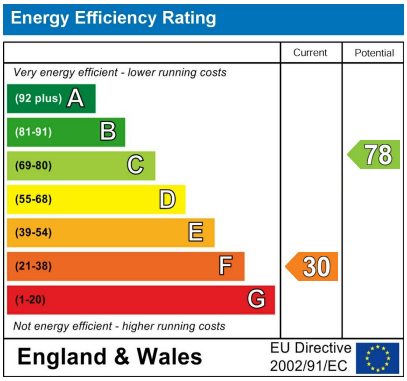
AWAITING FLOORPLAN

COMING SOON



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 most 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.