

# Town & Country

Estate & Letting Agents

Maes Enion, Rhosllanerchrugog,  
Wrexham

£140,000



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.



### 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.



### 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.



### 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.

### 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.

### 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.



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 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.

