Town & Country

Estate & Letting Agents

Stephens Lane, Rhosllanerchrugog, Wrexham

£119,950









A well-presented two-bedroom home offering spacious and practical accommodation, including a generous living room, recently renovated kitchen and modern bathroom. The property also benefits from uPVC double glazing, neutral décor and convenient side access.

Externally, there is a private rear garden providing useful outdoor space. Offered with no onward chain, the property would make an ideal purchase for first-time buyers, investors or those looking to downsize.

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DESCRIPTION

A well-presented two-bedroom home featuring a spacious living room, recently renovated kitchen, modern bathroom and rear garden. Benefiting from uPVC double glazing, neutral décor and convenient side access, the property is ideally suited to first-time buyers, investors or those looking to downsize.



LOCATION

Stephens Lane is situated within the established village of Rhosllanerchrugog, approximately four miles south-west of Wrexham. The village offers a good range of everyday amenities and services, including shops, schools and public transport connections, with regular bus services linking the area with Wrexham and surrounding communities. The nearby A483 provides convenient road links towards Wrexham, Chester and the wider regional road network, while Ruabon also offers rail connections.



LIVING ROOM

20'08" x 13'03"

Enter the property through a composite uPVC front door with an attractive opaque diamond-effect glazed panel, opening directly into the spacious living room.

The room benefits from a large uPVC double-glazed window to the front elevation, complete with an attractive slate-effect windowsill, allowing plenty of natural light to fill the space. Two radiators, while the staircase rises to the first floor from the right-hand side of the room.

A useful storage cupboard neatly houses the electrical consumer unit and associated electrics. There is also a decorative alcove feature, providing an ideal position for an electric fire, with a conveniently located power socket nearby.The room is finished with attractive wood-effect laminate flooring. To the rear, uPVC double-glazed patio doors provide direct access to the rear garden.

A square open archway then leads through to the kitchen.



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KITCHEN

16'04" x 6'07"

The recently renovated kitchen is fitted with a modern range of light grey, high-gloss wall and base units, providing ample cupboard and storage space. A uPVC double-glazed window overlooks the rear elevation, while a further large uPVC double-glazed window allows additional natural light into the room, creating a bright and airy feel.

The kitchen is equipped with an integrated oven and hob, extractor fan, plumbing and housing for a washing machine, and space for a fridge freezer.

Further features include a double stainless-steel sink, stainless-steel splashback and partial wall tiling in an attractive grey finish, complementing the contemporary units. The room is completed with grey vinyl flooring and benefits from a radiator.

A uPVC double-glazed rear door with an opaque glazed panel provides additional access to the rear garden.



BATHROOM

7'01" x 6'03"

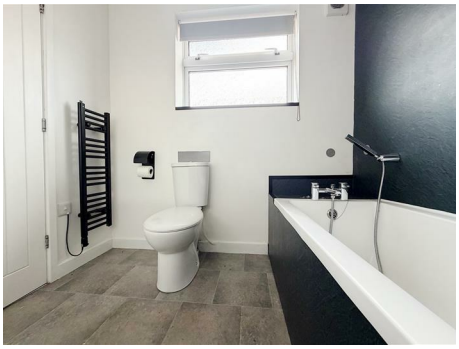
The modern bathroom is finished with grey tile-effect vinyl flooring and partial wall tiling, continuing the attractive contemporary colour scheme.

The suite comprises a wall-mounted wash hand basin with modern vanity unit, WC and panelled bath with an electric shower over. The shower area has been newly boarded and enclosed, with ventilation also provided.

Additional features include an opaque uPVC double-glazed window, contemporary black heated towel radiator and modern wall-mounted illuminated mirror.

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REAR GARDEN
To the rear is a private garden area, conveniently accessed directly from the living room via uPVC double-glazed patio doors and from the kitchen via a separate rear door.



FIRST FLOOR LANDING
9'06" x 5'11"
Stairs rise from the living room to the first-floor landing, which provides access to both bedrooms.



BEDROOM TWO
12'00" x 8'08"
Bedroom two benefits from a large uPVC double-glazed window overlooking the front elevation, allowing plenty of natural light into the room.

A radiator is positioned to the right-hand side upon entering, while access to the loft space is also located within this bedroom.



EXTERNAL
The property is approached via Stephens Lane, with an alleyway to the left-hand side providing convenient side access.

Services (Wrexham)
The agents have not tested any of the appliances listed in the particulars.

Council Tax Band - B

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.

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

Property Particulars Disclaimer
IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

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BEDROOM ONE
7'11" x 13'05"
Bedroom one is a well-proportioned double bedroom featuring a uPVC double-glazed window overlooking the rear elevation.



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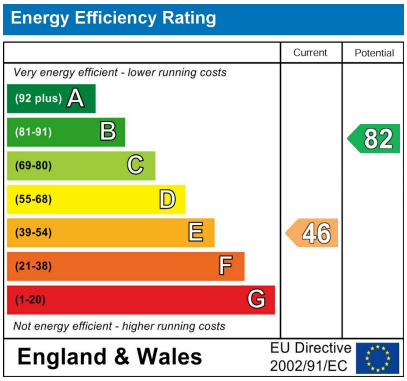
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AWAITING FLOORPLAN

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