



## High Street, Wrexham LL14 4AG

### £160,000

A three bedroom modern mid terrace property situated in the popular village of Rhostyllen. The internal accommodation comprises an entrance hall, downstairs w.c, lounge, kitchen/diner, three bedrooms including a main bedroom with en suite plus a family bathroom. Externally there is an enclosed rear garden and two allocated parking spaces. Located in the village of Rhostyllen which has a range local amenities close to hand as well as being within close proximity to Wrexham Town Centre and benefitting from excellent access to the A483.

- A MODERN THREE BEDROOM MID TERRACE
- KITCHEN/DINER
- ENCLOSED REAR GARDEN
- ALLOCATED PARKING SPACES
- MAIN BEDROOM WITH EN SUITE



## Hallway

Laminate flooring, door to w.c and lounge, stairs to first floor.

## Downstairs WC

1.95 x 0.97 (6'4" x 3'2")

W.C, hand wash basin, vinyl, window to front.

## Lounge

4.48 x 3.58 max (14'8" x 11'8" max)

Wood effect flooring, window to front, coving, door to kitchen/diner.

## Kitchen/Diner

4.51 x 2.96 (14'9" x 9'8")

Fitted range of wall and base units, single oven, 4 ring gas hob, extractor, stainless 1 1/2 sink drainer, space for washing machine, wood effect flooring, window to rear, under stairs storage, French doors to rear, spotlights.

## First floor landing

Carpet, attic hatch, doors to three bedrooms and bathroom.

## Bedroom One

3.56 x 2.49 (11'8" x 8'2")

Carpet, window to front, door to ensuite.

## En Suite

2.49 x 0.90 (8'2" x 2'11")

Shower cubicle with electric shower over, w.c, hand wash basin, vinyl flooring, extractor, spotlights.

## Bedroom Two

4.13 x 1.91 (13'6" x 6'3")

Carpet, window to front, over stairs storage cupboard.

## Bedroom Three

2.99 x 2.49 (9'9" x 8'2")

Carpet, window to rear.

## Bathroom

1.91 x 1.68 (6'3" x 5'6")

Panel bath, w.c, hand wash basin, part tiled walls, vinyl flooring, window to rear, extractor, spotlights.

## Outside

Rear garden - Patio adjacent to the house, path to rear gate, lawn.

Allocated parking area to rear.

## Additional Information

Council Tax Band

D (£1,741 p/yr)

Borough

Wrexham

The current owners are selling their rental portfolio and there is potential to purchase a portfolio of 6 properties.

## IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003 intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please



contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

## MORTGAGES

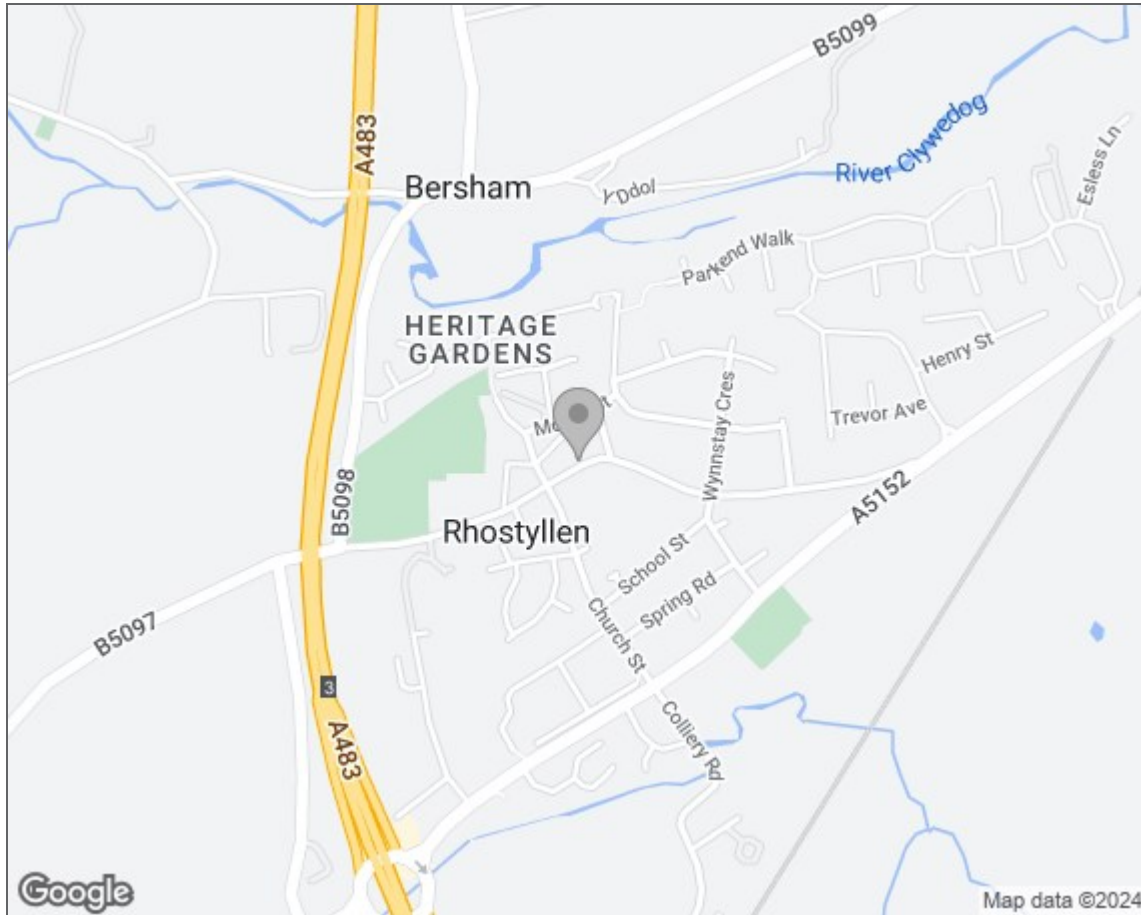
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.  
Your home maybe reposessed if you do not keep up repayments on your mortgage









Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>	90 75
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
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