



Gerddi, Wrexham LL14 1BS Offers In Excess Of £140,000

A deceptively spacious 3 bedroom semidetached property located in the village of Rhosllanerchrugog. The property boasts good size living accommodation throughout with a spacious lounge and kitchen/dining room, 3 bedrooms and externally has an enclosed garden to the rear as well as another area of garden and off road parking to the front with a 2 storey ex pigeon coup as a large outbuilding. Located in the village of Rhosllanerchrugog there are a wealth of local amenities close to hand including various shops, primary and secondary schools, Theatre, Doctors and also has good road routes out of the village for commuting. In brief the property comprises of; hallway, lounge, kitchen/dining room and rear porch/utility to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A deceptively spacious 3 bedroom semi-detached property
- Kitchen/dining room
- NO CHAIN
- Good size rooms
- Gardens to the front and rear
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect flooring, stairs off to the first floor.

Lounge

4.07m x 4.05m (13'4" x 13'3")

A spacious lounge with a double glazed window to the front, central fireplace with inset gas fire, marble surround and hearth, timber mantel, wood effect flooring, attractive ceiling rose and cornicing.

Kitchen/Dining Room

6.12m x 3.11m (20'0" x 10'2")

A good size room, fitted with a range of matching wall, drawer and base units, granite work surfaces with inset 1 1/4 stainless steel sink and drainer unit with 'pull out' mixer tap over, space for an oven, part tiled walls, stainless steel splash back, part wood effect flooring leading into the dining area which has a feature wood burner with brick surround, tiled hearth and timber mantel, 2 double glazed windows, door into the utility/rear porch.

Utility/Rear Porch

3.19m x 1.12m (10'5" x 3'8")

With tiled flooring, 2 double glazed windows, plumbing for a washing machine, work top, door off to the rear garden.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

4.10x 4.09m (13'5"x 13'5")

A spacious bedroom with a double glazed window to the front, wood effect flooring.

Bedroom 2

4.13m max x 3.12m (13'6" max x 10'2")

With a double glazed window to the rear, carpeted flooring, built in cupboards housing the gas combination boiler.

Bedroom 3

2.54m x 1.90m (8'3" x 6'2")

With a double glazed window to the front, carpeted flooring, built in wardrobe.

Bathroom

1.82m x 1.91m (5'11" x 6'3")

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath, part tiled walls, tiled flooring, double glazed window.

Outside

To the rear is a predominantly brick paved. easily maintainable garden with gate off to the side.

To the front is another area of garden with a gravelled driveway, artificial lawned garden and small gravelled rea. To the foot of the garden is a large two storey ex pigeon coup which is in ned of repair.

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents











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	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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