



Jones Street, Wrexham LL14 1AS

£215,000

A beautifully presented 2 bedroom detached property located in the village of Rhosllanerchrugog. This wonderfully appointed property offers superbly presented living accommodation throughout, offering a lounge/dining area, conservatory, en-suite shower room, beautifully appointed bathroom and a garage and off road parking, all of which can only be appreciated via internal inspection. The village of Rhosllanerchrugog offers a wealth of local amenities including, shops, primary and secondary schools, doctors and has excellent access to the A483 for commuting. In brief the property comprises of; entrance hall, lounge, dining area, conservatory, kitchen and rear porch to the ground floor and 2 bedrooms, en-suite shower room and bathroom to the first floor.

- A beautifully presented 2 bedroom detached property
- En-suite shower room
- Single garage
- NO CHAIN
- Conservatory
- Well appointed bathroom
- VIEWING HIGHLY RECOMMENDED



Entrance hall

With stairs off to the first floor, door into lounge.

Lounge

4.00m x 3.38m (13'1" x 11'1")

Beautifully presented with a double glazed window to the front, feature fireplace with fire recess, tiled hearth and timber mantel.

Dining Area

4.35m x 3.34m (14'3" x 10'11")

Again, superbly presented with a double glazed window to the rear, wood effect flooring, fire recess, tiled hearth.

Conservatory

3.87m x 2.82m (12'8" x 9'3")

A fantastic extra living space, uPVC double glazed with french doors off to the rear garden, wood effect flooring.

Kitchen

3.87m x 2.21m (12'8" x 7'3")

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven and grill, integrated fridge and freezer, 4 ring gas hob, part tiled walls, wood effect cushioned flooring, door to the rear porch, double glazed window.

First Floor Landing

With carpeted flooring, access to the loft space.

Loft space

There is a pull down ladder leading up to a fully boarded loft which has a large skylight and could be used as extra storage or a study area.

Bedroom 1

4.10m x 3.15m (13'5" x 10'4")

Spacious and well presented with a double glazed window to the front, carpeted flooring, door to the en-suite shower room.

En-suite shower room

1.58m x 1.34m (5'2" x 4'4")

A superb walk in shower room with dual shower heads, wash hand basin with vanity unit under, double glazed window, tiled flooring.

Bedroom 2

3.35m x 2.11m (10'11" x 6'11")

With a double glazed window to the rear, carpeted flooring.

Bathroom

2.34m x 2.13m (7'8" x 6'11")

Beautifully appointed with a white suite comprising of a low level w.c, wash hand basin with vanity unit under, deep bath, attractive tiled walls and flooring, cupboard housing the gas combination boiler, double glazed window.

Rear Garden

To the rear is an enclosed, predominantly paved and easily maintainable garden with gates to a brick paved area of driveway and access to the garage. There is also a gate leading to the side.

Front

To the front are double timber gates opening to the driveway. There is access to the single garage with up and over door. there is also a gravelled area of driveway to the side allowing parking for one car.

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			
England & Wales		EU Directive 2002/91/EC	

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