



## Peter Street, Rhosllanerchrugog LL14 1RG

### £280,000

Welcome to this spacious property located on Peter Street in the popular village of Rhosllanerchrugog, Wrexham. This delightful dormer-detached home boasts a generous reception room, perfect for relaxing with family and friends. With three inviting bedrooms, there is ample space for a growing family or guests. The property features a well-maintained bathroom, ensuring convenience and comfort for all residents. One of the standout features of this home is the parking provision for up to three vehicles, a rare find in many properties, making it ideal for those with multiple cars or visitors. Situated in a tranquil neighbourhood overlooking the local bowling green with superb far reaching views, this property offers a peaceful retreat from the hustle and bustle of everyday life. The village of Rhosllanerchrugog provides a friendly community atmosphere and easy access to local amenities, schools, and green spaces, making it a desirable location for families. Don't miss the opportunity to make this lovely property your new home. Contact us today to arrange a viewing and experience the warmth and comfort this residence has to offer.

- A DETACHED DORMER BUNGALOW
- GENEROUS OPEN PLAN LOUNGE/DINING ROOM
- GROUND FLOOR BATHROOM
- GARAGE & OFF ROAD PARKING
- GARDENS TO FRONT & REAR
- THREE BEDROOMS
- FITTED KITCHEN WITH RANGE COOKER
- UTILITY & REAR PORCH
- BRILLIANT FAR REACHING VIEWS
- POPULAR & CONVENIENT VILLAGE LOCATION



## Internal Accommodation

### Ground Floor

Hallway - Upvc entrance door, wood effect floor, doors to lounge, kitchen, bathroom and bedroom/sitting room, stairs to first floor.

Kitchen- Fitted range of wall and base units, complementary worktops, gas range cooker, stainless sink drainer, mixer tap, dishwasher, extractor, window to rear, tiled floor, double doors, to dining area, door to rear porch.

Lounge/Diner - Laminate flooring, two windows to front, electric fire with complementary surround.

Bedroom Three/Sitting room - Laminate flooring, window to rear.

Bathroom - Shower enclosure, panel bath, sink in vanity, wc, tiled floor, window to rear, tiled walls.

Rear porch - Tiled floor, doors to utility and garage, external door to garden.

Utility - Tiled floor, windows to side and rear, wall mounted Worcester gas boiler, plumbing for washing machine.

Garage - Up and over door, power and lighting, two windows to side.

### First Floor

First floor landing - Carpet, doors to two bedrooms and wc.

Bedroom One - Carpet, window to front with far reaching views, window to side, four built in cupboards and fitted dressing table.

Bedroom Two - Carpet, window to front with superb views, window to side, three built in cupboards, fitted dressing table.

Wc -Hand wash basin in vanity, wc, window to rear.

## Outside

Front garden with lawn and off road parking for two cars.

Rear garden with patio lawn path and steps up to further lawn. enclosed by fencing and brick wall. access to front along both sides of the property. timber garden store.

## Important Information

\*Key facts interactive report link available in video tour and brochure sections. \*

**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.

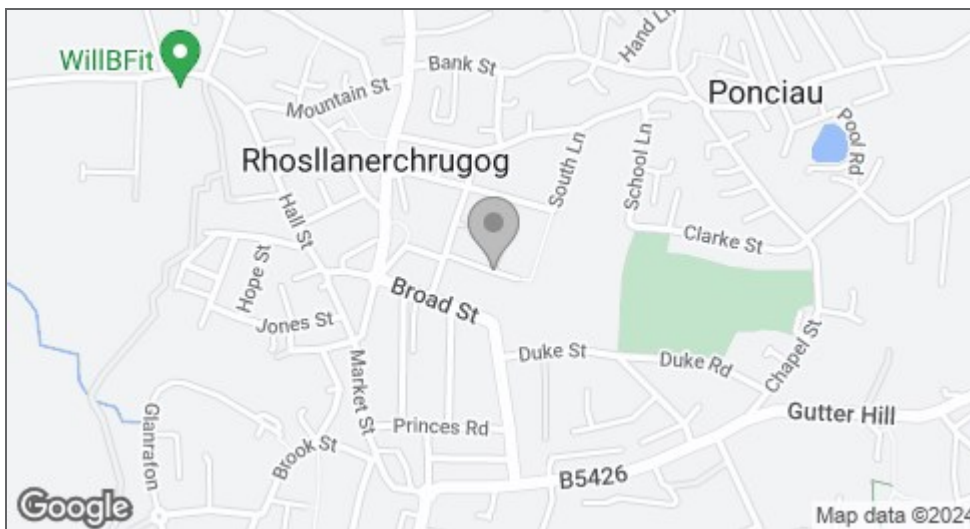
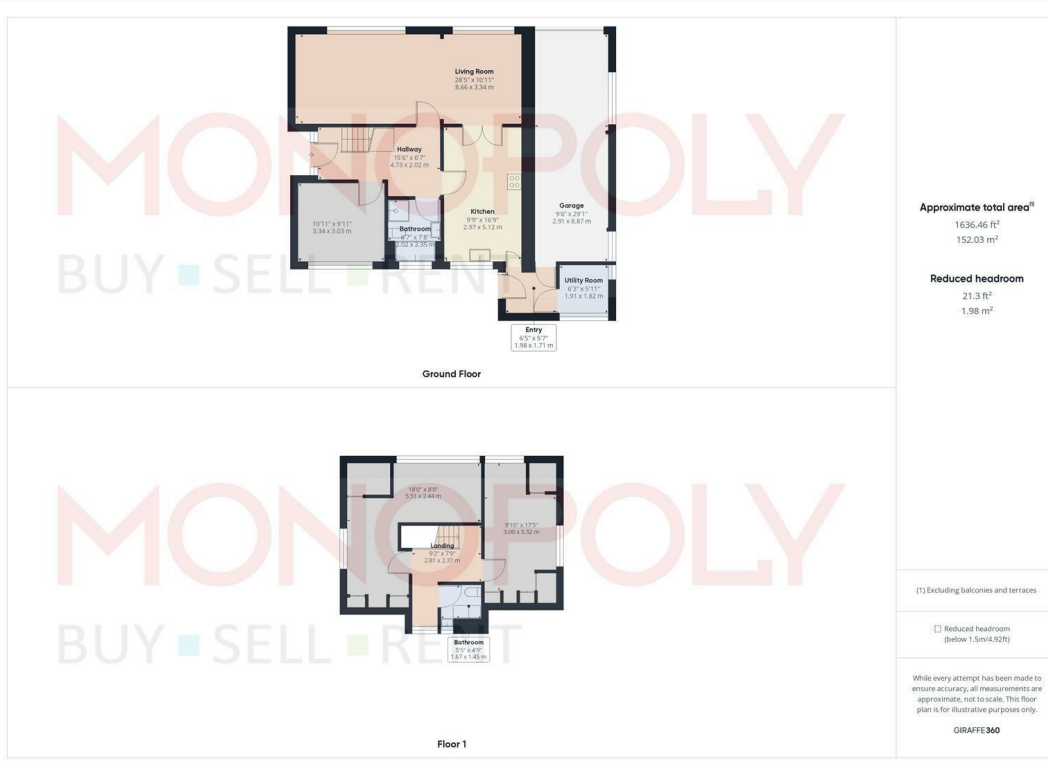
**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure 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.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C		65	
(54-68) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(54-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**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.

