



School Road, Wrexham LL14 1BB

£130,000

A deceptively spacious 2 bedroom detached property located in the village of Rhosllanerchrugog. The property offers a spacious lounge/dining room, good size kitchen, 2 bedrooms and a useable attic space. The village of Rhosllanerchrugog offers a wealth of local amenities including various shops, doctors, primary and high school and has excellent access to the A483 for commuting. In brief the property comprises of; hallway, lounge/dining room and kitchen to the ground floor and 2 bedrooms and bathroom to the first floor.

- A deceptively spacious 2 bedroom detached property
- Good size kitchen
- Useable attic space
- Spacious lounge/dining room
- Large bathroom
- NO CHAIN



Hallway

With carpeted flooring, stairs off to the first floor.

Lounge/Dining Room

7.72m x 3.33m (25'3" x 10'11")

A spacious room with 2 double glazed windows, central fireplace with inset living flame gas fire, timber mantel and surround, door to a storage cupboard.

Kitchen

4.51m x 3.61m (14'9" x 11'10")

A good size kitchen fitted with an extensive range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer with 'pull out' mixer tap over, space for a cooker, cooker hood, integrated fridge/freezer, fully tiled walls, tiled flooring, double glazed window, door off to the rear garden.

First Floor Landing

With carpeted flooring, stairs off to the usable attic space.

Bedroom 1

3.71m x 3.72m (12'2" x 12'2")

A spacious bedroom with full width fitted wardrobes, 2 double glazed windows, carpeted flooring.

Bedroom 2

3.60m x 2.73m (11'9" x 8'11")

Recently painted with a double glazed window to the side.

Bathroom

3.78m x 2.78m (12'4" x 9'1")

A large bathroom fitted with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, large shower cubicle, corner bath, 2 double glazed windows, fully tiled walls, cupboard housing the wall mounted gas combination boiler.

Attic space

4.89m x 2.48m (16'0" x 8'1")

Stairs off the first floor landing to a useable attic space with carpeted flooring, skylight, 2 doors to storage under the eaves, storage cupboard.

Rear Garden

A good size rear garden with a small brick paved patio and further paved area to the side. There is an undeveloped area to the side where some outbuildings have been recently pulled down.

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

Additional Information

The key property facts can be found in the web links.



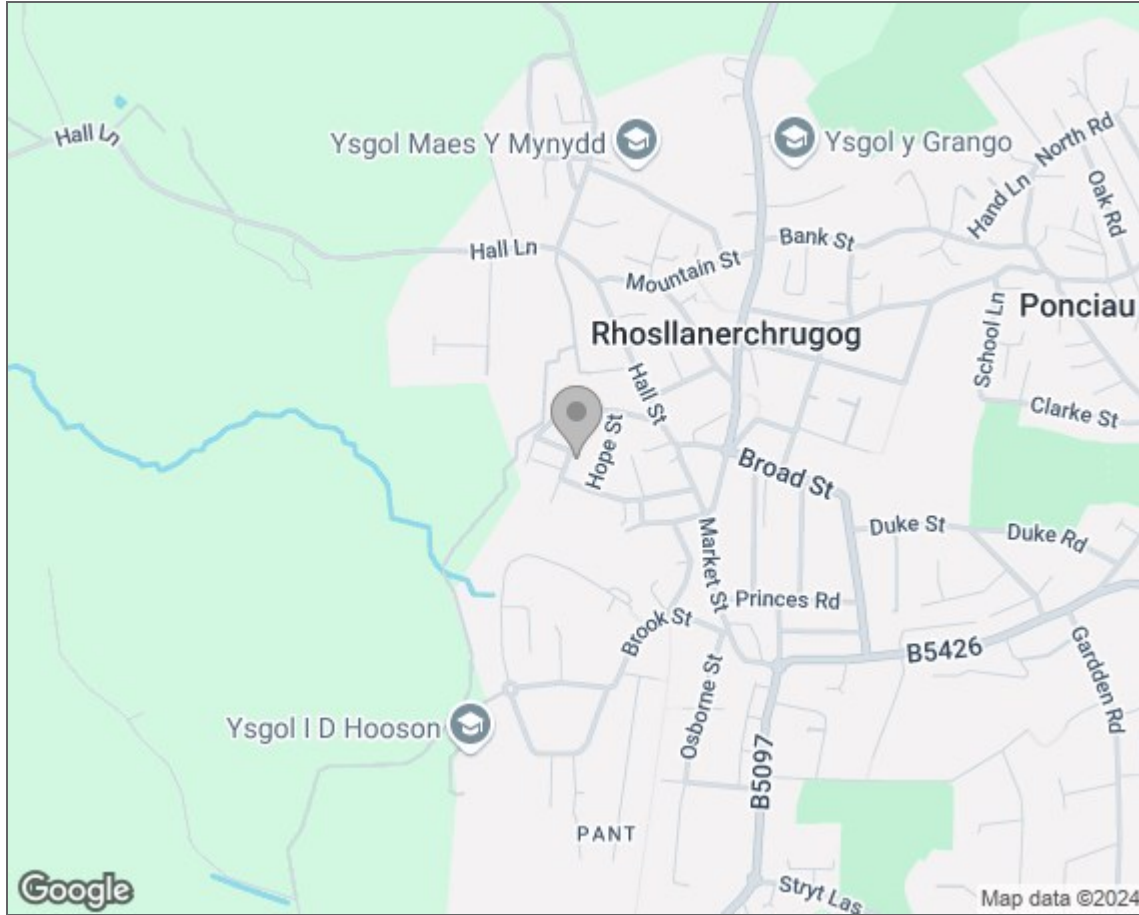




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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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