



Rhosddu Road, Wrexham LL11 2NG

£695

VIEWING HIGHLY RECOMMENDED! A two bedroom, two bathroom mid terrace situated in the popular Rhosddu area of Wrexham. Ideally located for easy access to the town centre, a variety of local amenities and the A483. The well presented internal accommodation comprises an entrance hall, open plan lounge/dining room, kitchen, downstairs shower room, two bed rooms and a further bathroom, externally there is a courtyard to the rear.

- A TWO BEDROOM MID TERRACE
- OPEN PLAN LOUNGE/DINING ROOM
- FITTED KITCHEN
- POPULAR & CONVENIENT LOCATION
- DOWNSTAIRS SHOWER ROOM AND UPSTAIRS BATHROOM
- GAS CENTRAL HEATING



Entrance Hall

2.10 x 0.88 (6'10" x 2'10")

Upvc front door entrance matting opening to lounge.

Lounge/Dining Room

8.31 x 3.82 max (27'3" x 12'6" max)

Carpeted flooring, windows to front and rear, stairs to first floor, opening to kitchen.

Kitchen

4.78 x 2.05 (15'8" x 6'8")

A range of base and wall units, laminate worktop, stainless sink/drain, cooker, two windows to side door to rear hall. Vinyl flooring.

Rear Hall

Vinyl flooring, external door to side door to shower room.

Shower Room

1.95 x 1.65 (6'4" x 5'4")

White hand wash basin, w.c and shower cubicle, window to rear, extractor. Vinyl flooring.

Bedroom One

3.83 x 3.62 (12'6" x 11'10")

Carpet and window to front

Bedroom Two

3.86 x 3.76 (12'7" x 12'4")

Carpet, window to rear, built in wardrobe, door to bathroom.

Bathroom

3.59 x 2.04 (11'9" x 6'8")

Panel bath, hand wash basin and w.c, vinyl floor, window to rear. Storage cupboard with boiler.

Outside

Rear courtyard with gate to rear.







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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	

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.

