



## Britannia Close, Rhostyllen LL14 4BX

### £157,250

#### SHARED OWNERSHIP - 85% SHARE

Welcome to Britannia Close, Rhostyllen, Wrexham - a fantastic three bedroom semi-detached house that could be your next dream home! This delightful property boasts three comfortable bedrooms, perfect for a growing family or those in need of a home office or guest room. Built in 2008, this modern home offers a comfortable living space of 742 sq ft, providing ample room for relaxation and entertainment. The property features a well-designed layout that maximises space and natural light, creating a warm and inviting atmosphere throughout. One of the standout features of this lovely home is the convenience of having parking space for two/three vehicles, ensuring you never have to worry about finding a spot after a long day. Whether you have guests visiting or simply need extra parking for your own vehicles, this added convenience is sure to make life easier. Located in the popular village of Rhostyllen, Wrexham, this property offers a peaceful retreat from the hustle and bustle of city life while still being within easy reach of local amenities and transport links. With its ideal location and charming features, this semi-detached house presents a wonderful opportunity for anyone looking to settle down in a welcoming community. Don't miss out on the chance to make this house your own - schedule a viewing today and envision the possibilities that await you at Britannia Close!

- THREE BEDROOM SEMI DETACHED HOUSE
- CUL DE SAC LOCATION
- WONDERFUL ENCLOSED LOW MAINTENANCE REAR GARDEN
- POPULAR VILLAGE LOCATION
- 85% SHARE AS PER S106
- OPEN PLAN KITCHEN/LOUNGE/DINER
- FAMILY BATHROOM, DOWNSTAIRS WC
- AMPLE OFF ROAD PARKING
- AFFORDABLE PRICE AT £157,250, OPEN MARKET PRICE £185,000
- LEASEHOLD WITH 108 YEARS REMAINING



## Entrance Hall

Composite front door, laminate floor, door to wc, door to utility cupboard, with space for washer and dryer.

## WC

Wc, sink, window to front.

## Kitchen/Lounge/Diner

Kitchen area fitted range of wall and base units, single oven, gas hob, extractor, space for dishwasher and fridge freezer, spotlights, stainless sink drainer, tiled splashback, open plan to living area, breakfast bar, glazed patio doors to rear garden, stairs to first floor, storage cupboard, vinyl flooring.

## First floor landing

Carpet, doors to three bedrooms and bathroom. Storage cupboard, housing Worcester combi boiler.

## Bedroom One

Window to rear, carpet.

## Bedroom Two

Window to front, carpet.

## Bedroom Three

Carpet, window to front.

## Outside

Front tarmac drive space for two/three cars, lawn to side.

Stunning enclosed low maintenance rear garden with artificial grass, timber outdoor store, gate to front, raised timber deck seating area, brick wall to rear timber, brick wall with fencing to sides.

## IMPORTANT INFORMATION

Service charge £5.07 monthly...no rent payable on 15% share belonging to Clwyd Alyn housing association.

\*Material Information interactive report 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.

## MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

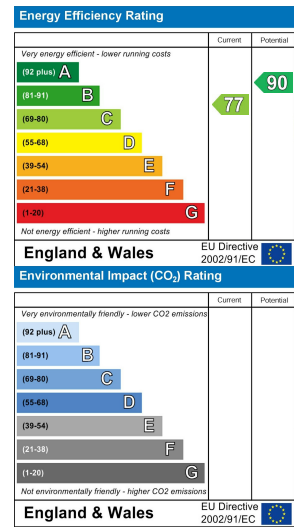
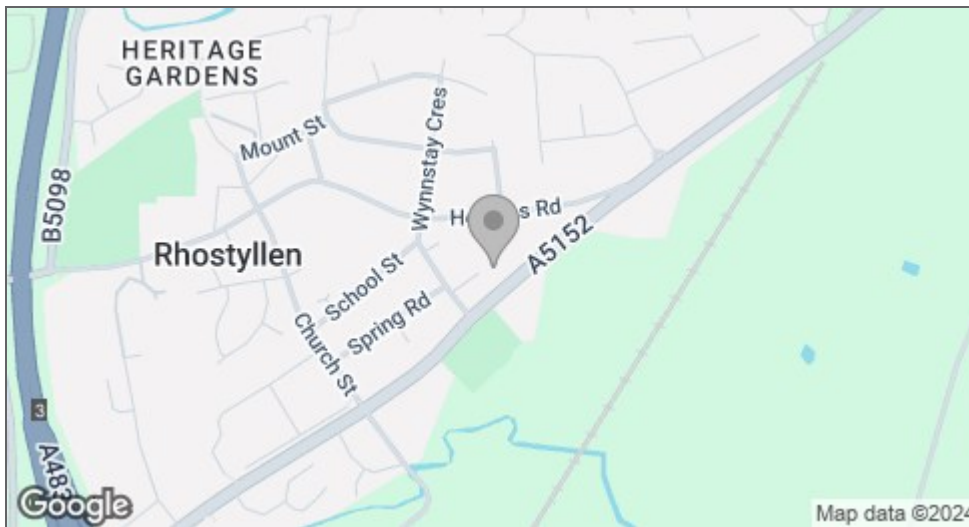
Your home maybe repossessed if you do not keep up repayments on your mortgage











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