



10

Wrexham | | LL14 2DN

£149,950

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT



# 10

Wrexham | | LL14 2DN

"VIEWING HIGHLY RECOMMENDED"

A fantastic opportunity to purchase a well presented Three Bedroom terraced house located in Rhosllanerchrugog. The spacious internal accommodation comprises an Entrance Hallway, dual aspect Lounge, Kitchen/Breakfast Room, Bathroom to the ground floor and Three Bedrooms to the first floor. Externally, there are gardens to the front and rear.

Located in the village of Rhosllanerchrugog which benefits from having a wealth of local amenities including various shops, doctors, primary and high school and also has excellent access to the A483 and major road networks beyond.

- A THREE BEDROOM TERRACED HOUSE
- POPULAR VILLAGE LOCATION
- DOUBLE ASPECT LOUNGE
- KITCHEN/BREAKFAST ROOM
- ENCLOSED REAR GARDEN
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via UPVC Double glazed front door, which gives access to the Entrance Hallway

## ENTRANCE HALLWAY

With carpeted flooring, doors to kitchen, lounge and bathroom, coving to ceiling and UPVC Double glazed window to the front.

## LOUNGE

16'9" x 10'4" (5.12m x 3.16m)

Lovely Dual aspect lounge, with UPVC Double glazed window to the front and rear, carpeted flooring, coving to the ceiling, radiator.

## KITCHEN/ BREAKFAST ROOM

15'11" x 9'11" (4.87m x 3.03m)

Comprising a good range of Hi Gloss wall and base cupboards, with complementary worktop surfaces, One and half bowl stainless steel sink unit and drainer with mixer tap, Built in Four ring Gas Hob, electric Oven/Grill, with stainless steel Extractor Hood, plumbing for washing machine, two windows to front, one to rear, UPVC Double glazed stable style external door to rear, Brick style tiled splashback.

## BATHROOM

7'6" x 6'11" (2.30 x 2.11)

Three piece white suite comprises a corner bath with shower over, low level w.c, and wash hand basin. Tiled walls and flooring, window to rear, UPVC Double glazed window to the rear, Chrome ladder style radiator/ towel rail, spotlights to ceiling and extractor fan.

## BEDROOM ONE

15'11" x 8'3" min (4.87 x 2.54 min)

Dual aspect room with UPVC Double glazed windows to the front and rear, Laminate flooring.

## BEDROOM TWO

11'8" x 9'1" max (3.58 x 2.77 max)

UPVC Double glazed window to rear with single panel radiator beneath, Carpeted flooring, built in cupboard with Worcester combi boiler.

## BEDROOM THREE

15'1" x 6'6" max (4.61 x 2.00 max)

Two UPVC Double glazed windows to the front, with single panel radiator beneath the large window, carpeted flooring.

## OUTSIDE

Stepped pathway to the front door with gravel area and planted beds. The rear garden provides a patio adjacent to the house, steps up to lawn and further patio area, planted beds to rear, enclosed with gate to side. Outdoor store.

## 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 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 PETE on 07907 419605 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

## KEY FACTS FOR BUYERS

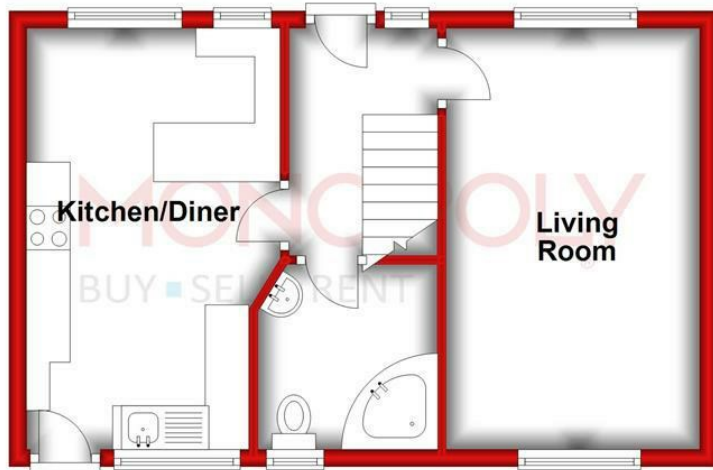
Please see Key Facts for buyers in Web Link.



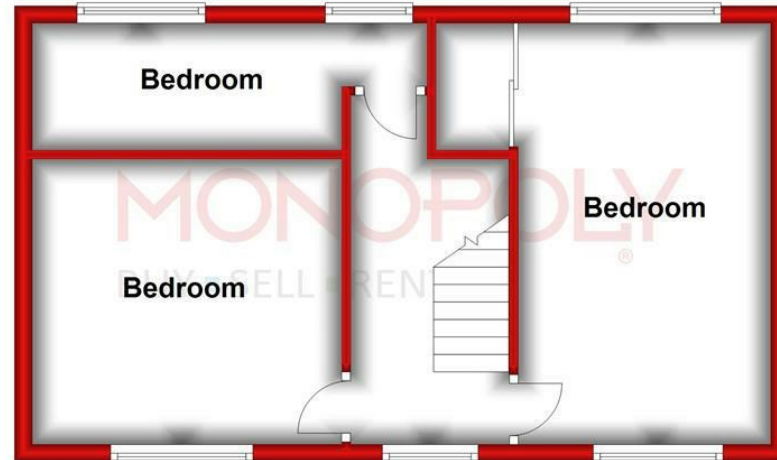




### Ground Floor



### First Floor

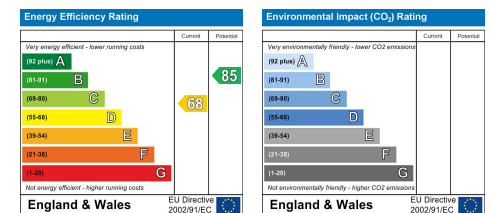


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