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Rhosllanerchrugog | Wrexham | LL14 1BL

£117,500

MONOPOLY[®]

BUY ■ SELL ■ RENT

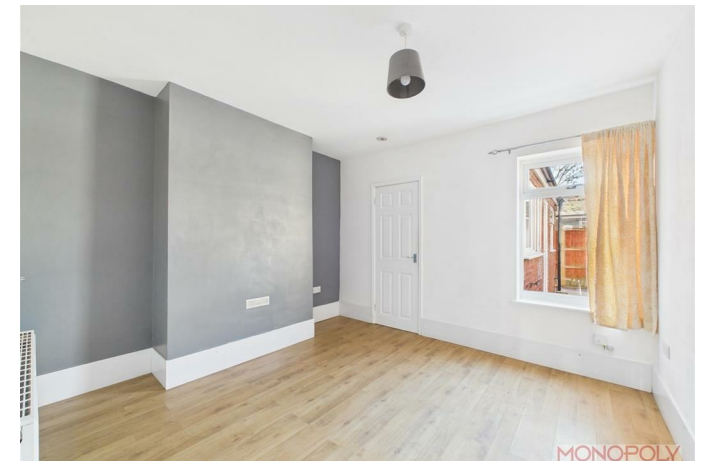
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Located in Rhosllanerchrugog, Wrexham, this charming two-bedroom terraced house on Owens Street offers a perfect blend of comfort and convenience. Spanning an inviting 710 square feet, the property features two well-proportioned reception rooms, ideal for both relaxation and entertaining guests. There is also a modern fitted galley style kitchen. The two bedrooms provide ample space for rest and personalisation, making it a wonderful home for individuals, couples, or small families. The ground floor bathroom is thoughtfully designed, ensuring functionality and comfort for daily routines. This property is situated in a friendly neighbourhood, with local amenities and transport links just a short distance away. Whether you are looking to invest in your first home or seeking a cosy retreat, this house on Owens Street is a splendid opportunity not to be missed.

- A TWO BEDROOM MID TERRACE HOUSE
- TWO RECEPTION ROOMS
- MODERN KITCHEN
- GROUND FLOOR BATHROOM
- ENCLOSED REAR GARDEN
- NO ONWARD CHAIN!



Lounge

Upvc entrance door, laminate flooring, door to inner hall, window to front.

Inner Hall

Stairs to first floor, door to second reception room.

Dining Room

Laminate flooring, window to rear, storage cupboard, door to kitchen.

First Floor Landing

Carpet, doors to both bedrooms.

Kitchen

Range of wall and base units, complementary worktops, stainless sink drainer, mixer tap, single oven, gas hob extractor, tiled splash back, window to side, tiled floor, spaces for washing machine and fridge, opening to rear hall.

Rear Hall

Tiled floor, wall mounted gas boiler, door to bathroom, external door to side.

Bathroom

Bathtub with shower over, shower screen, wc and sink in vanity unit, tiled flooring and splash backs, window to side.

Bedroom One

Carpet, window to rear.

Bedroom Two

Carpet, window to front.

Outside

Rear courtyard with gate to rear access path, gate opposite to an enclosed garden with slate chippings and paved patio.

IMPORTANT INFORMATION

*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

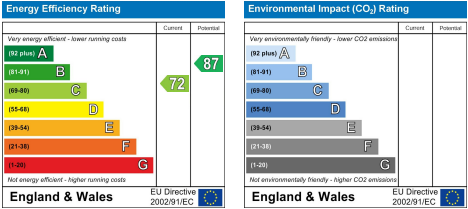
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more. Please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