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Wrexham | | LL14 4BP

£190,000

MONOPOLY[®]

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A deceptively spacious 4 bedroom end of terrace property located in the popular village of Rhostyllen. The property has previously had a loft conversion to produce two extra bedrooms to the second floor so would make an ideal family home. The village of Rhostyllen offers a wealth of local amenities including shops, primary school and has excellent access to Wrexham city centre and major road routes for commuting. In brief the property comprises of; hallway, lounge, kitchen, dining room and utility room to the ground floor, 2 bedrooms and bathroom to the first floor and 2 bedrooms to the second floor.

- A deceptively spacious 4 bedroom end of terrace property
- Loft conversion to produce 2 extra bedrooms to the second floor
- 2 Reception rooms
- Good size rear garden
- Off road parking
- VIEWING HIGHLY RECOMMENDED



Hallway

With 2 double glazed windows, doors to a storage cupboard, stairs to the first floor, wood effect flooring.

Lounge

12'5" x 12'4" (3.80m x 3.78m)

Well presented with a double glazed window to the front, attractive central fireplace with living flame gas fire, tiled hearth, timber surround and mantel, wood effect flooring.

Dining Room

10'8" x 9'6" (3.26m x 2.91m)

With wood effect flooring, double glazed window to the rear.

Kitchen

12'2" x 7'11" (3.72m x 2.43m)

Fitted with matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven, 4 ring electric hob, plumbing for a washing machine, part tiled walls, tiled flooring, space for a refrigerator, door to a utility room and dining room.

First Floor Landing

With carpeted flooring, double glazed window to the side.

Bedroom 1

11'0" x 9'8" (3.37m x 2.97m)

With a double glazed window to the front, carpeted flooring.

Bedroom 2

11'1" x 9'6" (3.39m x 2.91m)

With a double glazed window to the rear, wood effect flooring, built in wardrobes housing the gas combination boiler.

Upper hallway/study

Previously a bedroom but now has the stairs off to the second floor so could be potentially used as a study, with a double glazed window to the front, wood effect flooring.

Bedroom 3

14'7" x 8'7" (4.45m x 2.63m)

With carpeted flooring, sloped ceilings, velux window and separate skylight

Bedroom 4

15'6" x 5'6" (4.74m x 1.70m)

With carpeted flooring, velux window and skylight.

Bathroom

7'4" x 5'0" (2.26m x 1.54m)

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, fully tiled walls, tiled flooring, 2 double glazed windows.

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.

Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.



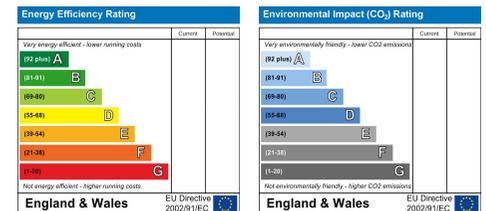




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