



60

Wrexham | | LL14 4AB

£195,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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A spacious 4 bedroom semi-detached property located in the popular village of Rhostyllen. This excellent property offers versatile living accommodation benefiting from 2 reception rooms, kitchen/breakfast room, downstairs w.c, 4 bedrooms and has generous gardens to the front and rear of the property. The village of Rhostyllen offers a number of local amenities close to hand including shops, primary school and sits approximately 2 miles from Wrexham city centre and has superb access to the A483 for commuting. In brief the property comprises of; hallway, sitting room, lounge, kitchen/breakfast room, rear porch and downstairs w.c/utility room to the ground floor and 4 bedrooms and bathroom to the first floor.

- A spacious 4 bedroom semi-detached property
- 2 Reception rooms
- Kitchen/Breakfast room
- Downstairs w.c
- Generous gardens to the front and the rear
- NO CHAIN
- NEW ROOF, GUTTERS AND FACIAS FITTED IN 2020.



**Hallway**

With stairs off to the first floor, door to under stairs storage cupboard, carpeted flooring.

**Lounge**

A good size room with a double glazed window to the front, central gas fire, carpeted flooring.

**Sitting Room**

With a double glazed window to the front, carpeted flooring, electric fire with tiled surround, hearth and mantel.

**Kitchen/Breakfast Room**

Fitted with matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, space for a cooker, plumbing for a washing machine, 2 double glazed windows, part tiled walls, space for a fridge/freezer.

**Rear Porch**

With a door off to the rear garden and door into the w.c/utility room.

**Downstairs W.C/Utility Room**

Fitted with a low level w.c, wash hand basin, wall mounted gas combination 'Worcester' boiler, double glazed window.

**First Floor Landing**

With a double glazed window to the side, carpeted flooring, access to the loft space.

**Bedroom 1**

A good size bedroom with a double glazed window to the front, carpeted flooring, built in cupboard.

**Bedroom 2**

Another good size bedroom with a double glazed window to the front, carpeted flooring.

**Bedroom 3**

A double bedroom with a double glazed window to the rear, carpeted flooring.

**Bedroom 4**

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

**Shower Room**

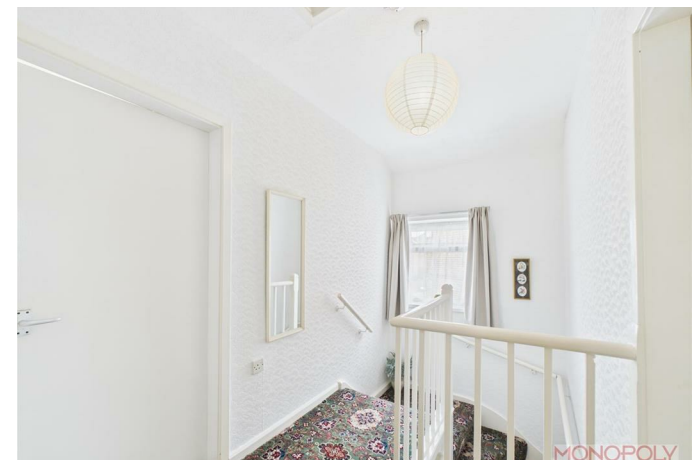
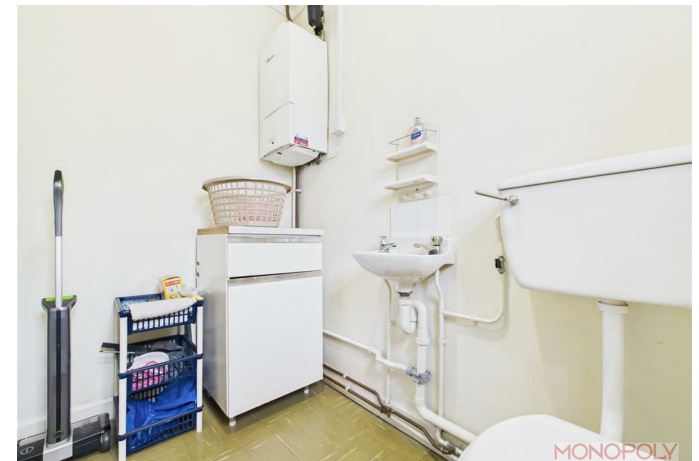
A wet room style shower room with non slip flooring, low level w.c, wash hand basin with vanity unit under, walk in shower, part tiled walls, double glazed window.

**Outside**

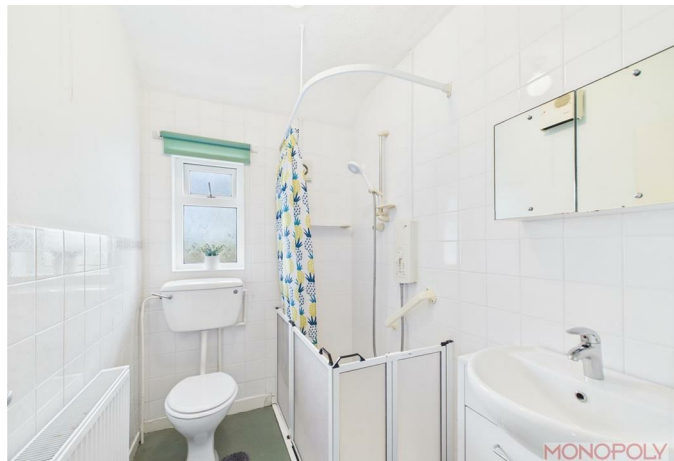
A real feature to this property are the generous gardens to both the front and to the rear. To the front is a large lawned garden with a concrete footpath and further lawn area to one side. To the rear is a paved patio adjacent to the back of the house leading on to lawn with paved pathway and planted border.

**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 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

#### **Key Property Facts**

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











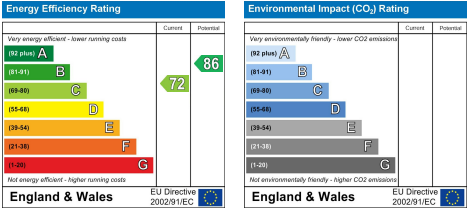


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