



2

Wrexham || LL14 IPT

£135,000

MONOPOLY[®]

BUY • SELL • RENT

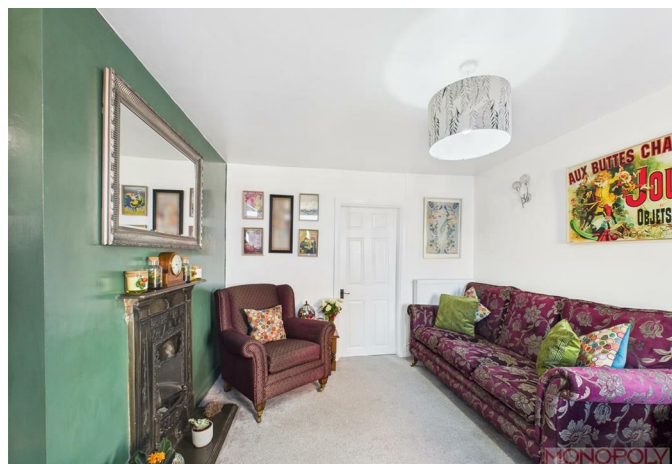
MONOPOLY[®]
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2

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A well presented 2 bedroom terrace property located in the village of Rhosllanerchrugog. This excellent property benefits from having 2 reception rooms, modern bathroom, 2 double bedrooms and would make an ideal first time or investment purchase. The village of Rhosllanerchrugog benefits from having a number of local amenities close to hand including various shops, primary and secondary schools and has good access to major road routes for commuting. In brief the property comprises of; lounge, dining room, kitchen and bathroom to the ground floor and 2 double bedrooms to the first floor.

- A well presented 2 bedroom terrace property
- Ideal first time or investment purchase
- 2 double bedrooms
- Parking for 1 car to the rear
- Gas central heating
- VIEWING HIGHLY RECOMMENDED



Lounge

A beautifully presented lounge with a feature cast iron fireplace, carpeted flooring, double glazed window to the front, door into the dining room.

Dining Room

With a double glazed window to the rear, carpeted flooring, door to an under stairs storage cupboard, door to the stairs up to the first floor.

Kitchen

With work surface and unit under, stainless steel circular sink, space for a cooker, plumbing for a dishwasher, space for a refrigerator, wood effect flooring, double glazed window, door off to the side of the property.

Bathroom

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

Bedroom 1

A well presented double bedroom with a double glazed window to the front, carpeted flooring.

Bedroom 2

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

Rear Garden

To the rear is a paved courtyard leading to a car port with double timber gates to the rear and off road parking for 1 car.

There is a door to a useful outside store which has plumbing for a washing machine.

There is also a door to a and area used for an outside office (2.21m x 1.62m).

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.

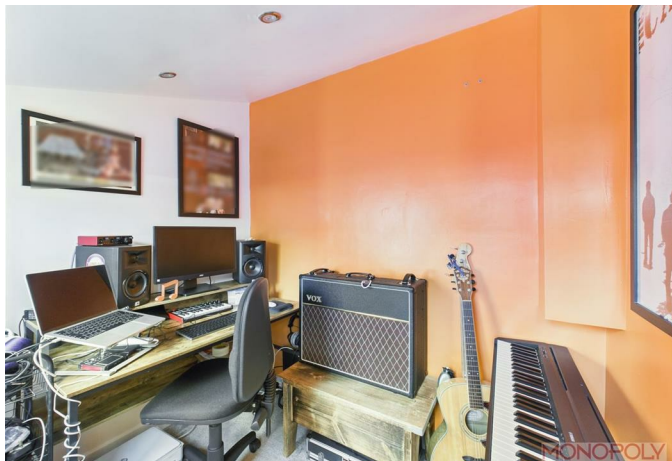
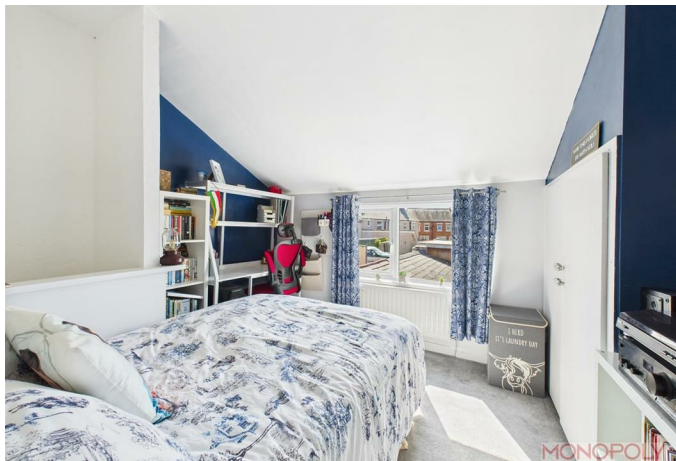
THE PROPERTY MISDESCRIPTIONS ACT 1991

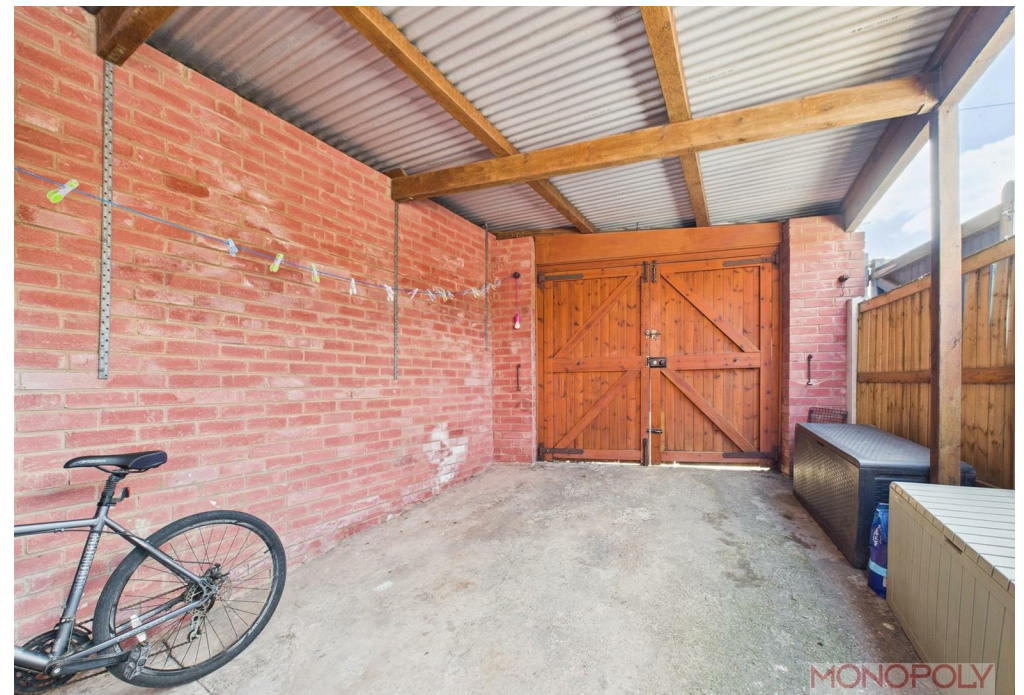
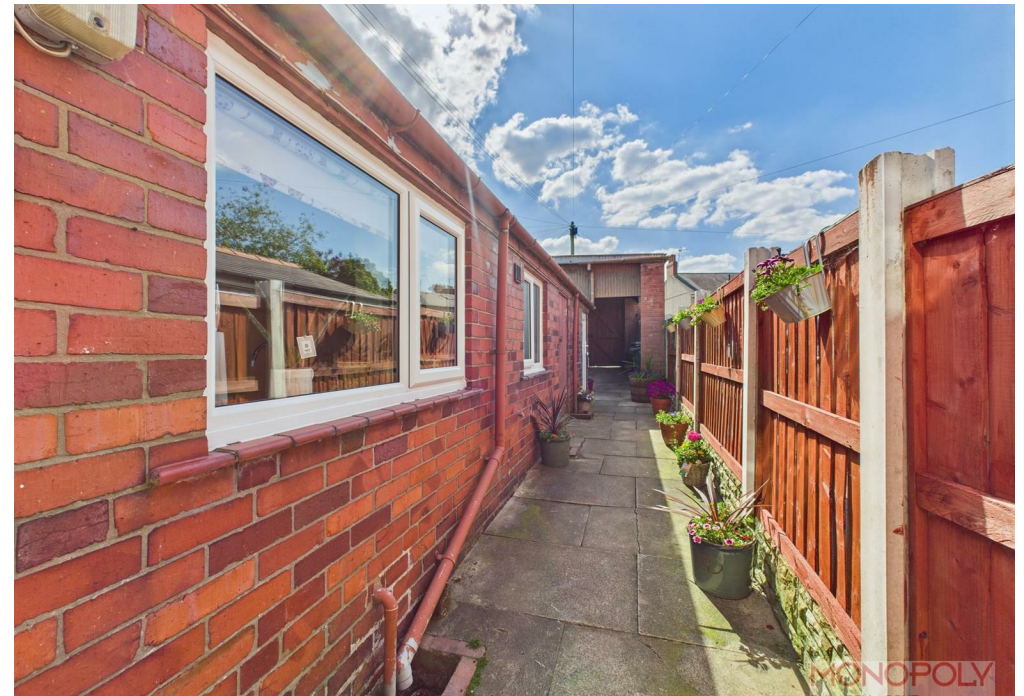
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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.







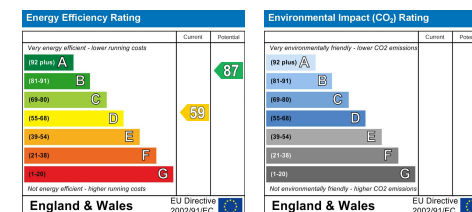


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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