



Bonc Wen, Wrexham LL14 2EE

£185,000

Situated in the popular residential area of Rhosllanerchrugog, this two-bedroom detached property presents an excellent opportunity for those seeking to modernise a generously proportioned home. In brief, the accommodation comprises a lounge, separate dining room, and a kitchen/breakfast room, with a rear porch completing the ground floor. To the first floor, there are two double bedrooms, a bathroom, and a separate WC. Externally, the property benefits from a gated driveway providing off-road parking for multiple vehicles, as well as a brick-built outbuilding offering storage and an outside WC. The garden area is currently laid to tarmac and gravel, with established shrubberies set in raised beds. Rhosllanerchrugog offers a range of local amenities within walking distance and is conveniently located just a short drive from the A483, providing excellent transport links to Wrexham, Chester, and beyond.

- DETACHED TWO BEDROOM HOME
- KITCHEN/BREAKFAST ROOM
- FAMILY BATHROOM WITH SEPARATE WC
- OUTSIDE STORAGE/WC
- CLOSE TO AMENITIES
- PERFECT MODERNISATION PROJECT
- LOUNGE AND DINING ROOM
- DRIVEWAY
- VILLAGE LOCATION



Lounge

UPVC double glazed door to front elevation leads into lounge area. UPVC double glazed window to the front elevation. Fireplace with tiled hearth and back with mahogany wooden surround. Quarry tiled skirting, double panelled radiator, coved ceiling, ceiling light point, carpet flooring and door into dining room.

Dining Room

UPVC double glazed window to rear elevation with vertical blinds. Gas fire with tiled surround, two wall lights plus ceiling light point, single panelled radiator, coved ceiling, quarry tiled skirting and sill. Door into kitchen

Kitchen

UPVC double glazed window to side elevation and window to rear. Housing a range of wooden wall, drawer and base units with work surface over. Stainless steel sink unit with separate taps over. Wall mounted 'I Ideal Classic' boiler. Door into spacious under stairs storage cupboard. Tiled flooring, part tiled walls and single glazed wooden door into rear porch.

Rear Porch

Single glazed wooden door into rear porch with uPVC double glazed window to rear. Tiled floors and part tiled walls

Landing Area

Door from lounge leads to carpeted stairs rising to first floor landing. Doors into bedrooms, corridor landing with a built in cupboard, uPVC double glazed windows to the front elevation, panelled radiator, two ceiling light points and doors into the bathroom and WC

Bedroom One

Two uPVC double glazed windows with vertical blinds to the front elevation. carpet flooring, ceiling light point, single panelled radiator, housing a range of fitted wardrobes with built in dresser

Bedroom Two

UPVC double glazed window to the rear elevation. Two built in cupboards with shelving and hot water cylinder. Double panelled radiator, ceiling light point and access to loft.

Bathroom

Two piece suite comprising panelled bath and pedestal wash hand basin. Single panelled radiator with towel rail over, part tiled walls, built in vanity unit, carpet flooring and uPVC frosted window to rear elevation.

Separate WC

Traditional style WC, part tiled walls, carpet flooring, ceiling light point and frosted uPVC double glazed window to the rear elevation.

Outside

The property is accessed via the right hand side. To the right a gate leads to the front entrance with concrete path and brick built raised bedding. To the right hand side is a garden area with established shrubberies and brick built wall to boundary. To the left a path leads around to the side of the garden area which is predominantly tarmac with some gravel and concrete slabs. To the rear a double gate leads onto the driveway where you will also find some outbuildings which has power, lighting and an outside WC

Important Information

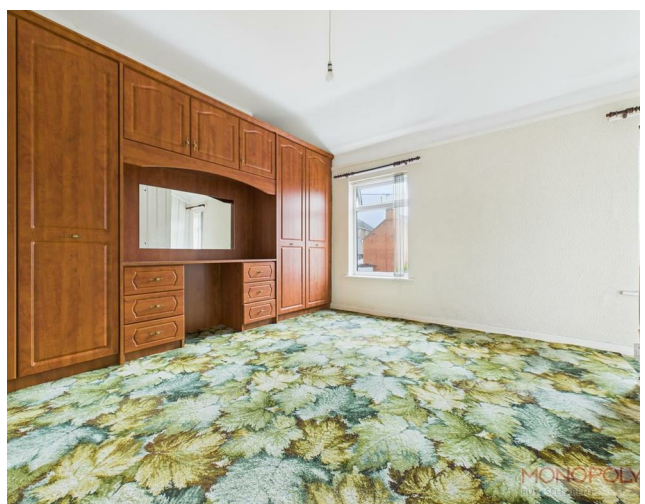
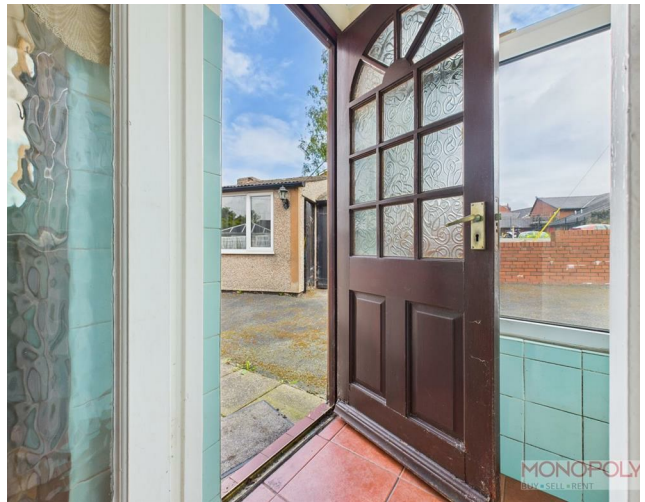
MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



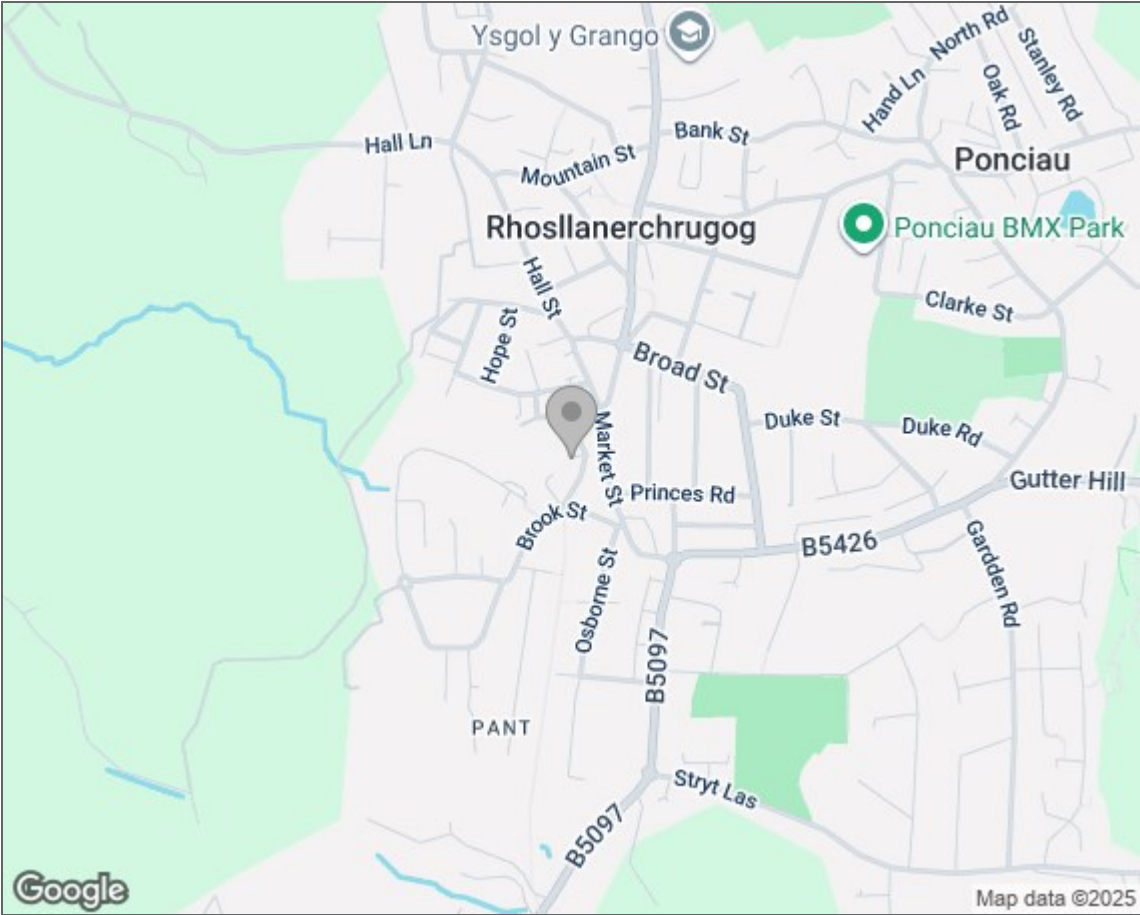
purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised 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.











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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