



## New Street, Rhosllanerchrugog LL14 1RE

### £800

A fantastic opportunity to rent a 2 bedroom terrace property situated in the village of Rhosllanerchrugog. The property benefits from having a good size lounge, 2 bedrooms, gas central heating and a garden to the rear. The village of Rhosllanerchrugog is approximately 5 miles from Wrexham city centre and the village itself benefits from numerous local amenities including various shops, schools, doctors and also has excellent access to major road routes for commuting. In brief the property comprises of; lounge, kitchen and bathroom to the ground floor and 2 bedrooms to the first floor.

- A fantastic opportunity to rent a 2 bedroom terrace property
- Double glazing
- Approximately 5 miles from Wrexham city centre
- Gas central heating
- Rear Garden
- Numerous amenities in the village



## Lounge

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

## Kitchen

Fitted with a matching range of wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring electric hob, wood effect flooring, part tiled walls, plumbing for a washing machine, space for a fridge/freezer, stairs to the first floor.

## Rear Porch

With wood effect flooring, door off to the rear garden.

## Bathroom

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

## Bedroom 1

Spacious with a double glazed window to the front, carpeted flooring.

## Bedroom 2

With carpeted flooring, double glazed window to the rear.

## Rear Garden

To the rear is a predominantly paved garden with access to a garden shed.

## 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.

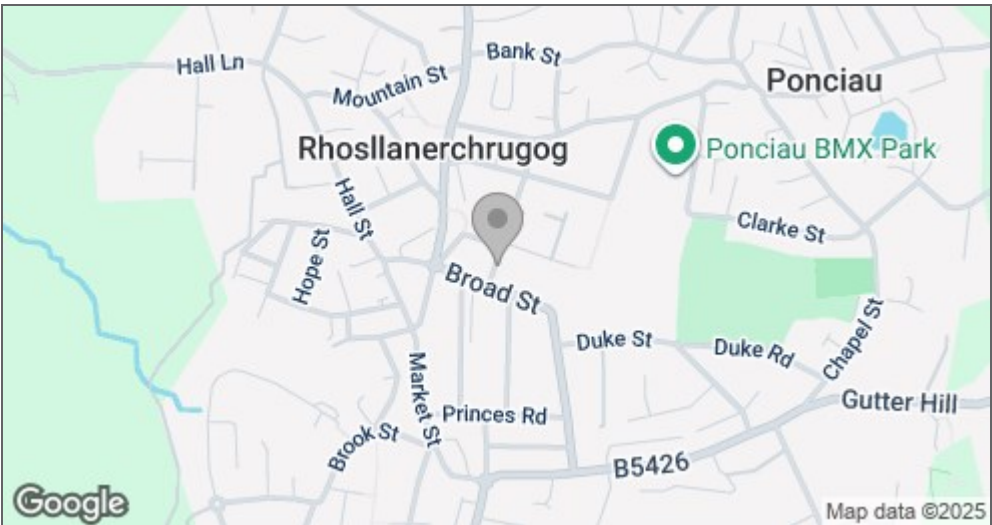












Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	61	
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

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.

