



## Church Street, Wrexham LL14 4EE

### £950

Situated in the popular area of Rhostyllen, is this well presented three-bedroom terraced property. In brief, the accommodation comprises a modern open-plan kitchen/dining room, lounge, two double bedrooms, and a contemporary family bathroom. Externally, there are low-maintenance courtyard areas to both the front and rear. The property is conveniently located close to local amenities and offers excellent transport links to Wrexham, Chester, and beyond. The picturesque Erddig National Trust estate is also within walking distance.

- THREE BEDROOM TERRACE HOME
- SPACIOUS LOUNGE
- VILLAGE LOCATION
- EXCELLENT TRANSPORT LINKS
- MODERN KITCHEN/DINING ROOM
- FITTED BATHROOM
- CLOSE TO AMENITIES
- COURTYARD AREAS TO FRONT AND REAR



## Lounge

4.07m x 3.72m (13'4" x 12'2")

UPVC double glazed door leading into lounge. UPVC double glazed window to the front elevation, wood effect flooring, ceiling light point and doors into kitchen and hallway.

## Kitchen/Dining Room

5.07m x 3.72m (16'7" x 12'2")

UPVC double glazed door to the rear elevation and two uPVC double glazed windows to the rear elevation. An spacious and well appointed kitchen/dining room, housing a range of gloss wall, drawer and base units with complimentary work surface over. Stainless steel sink unit and drainer with mixer tap over, built in electric oven, 4 ring electric hob with extractor fan over, part tiled walls, tiled flooring, two ceiling light points, under stairs storage space with plumbing for washing machine.

## Hallway

UPVC double glazed window to the front elevation, storage cupboard and carpeted stairs rising to first floor.

## Landing Area

Doors off to all bedrooms and bathroom, carpet flooring, ceiling light point.

## Bedroom 1

3.75m x 3.22m (12'3" x 10'6")

UPVC double glazed window to the front elevation, wood effect flooring, ceiling light point and panelled radiator.

## Bedroom 2

3.71m x 3.24m (12'2" x 10'7")

UPVC double glazed window to the rear elevation, wood effect flooring, ceiling light point and panelled radiator.

## Bedroom 3

2.77m x 1.87m (9'1" x 6'1")

UPVC double glazed window to the front elevation, wood effect flooring, ceiling light point and panelled radiator.

## Bathroom

2.45m x 1.86m (8'0" x 6'1")

Three piece suite well appointed bathroom comprising a low level WC, pedestal wash hand basin and panelled bath with shower over. Cupboard housing combination boiler, tiled walls, ceiling light point, chrome heated towel rail and uPVC double glazed frosted window to the rear elevation.

## Outside

To the rear is an enclosed decked area bound by brick wall and panelled fencing. There is a right of way path leads across the rear of two properties to a side driveway and eventually the main road. To the front there is a courtyard and gravelled area bound by brick wall.















Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
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.

