



21

Wrexham | LL14 1BA

£175,000

MONOPOLY[®]

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Situated in the heart of Rhosllanerchrugog is this beautifully presented two-bedroom stone terraced cottage, boasting a generous rear garden and the rare addition of a private driveway for two vehicles. The property has been thoughtfully renovated in recent years, including a new kitchen, bathroom, plumbing, general redecoration and a full re-wire completed in 2021. In brief, the ground floor offers a spacious living area, an inner hallway, a modern kitchen/dining room with integrated appliances, and a stylish four-piece bathroom. To the first floor, the landing leads to two bedrooms, with the principal bedroom benefitting from a newly fitted WC. Externally, the home features a tarmac driveway to the front providing parking for two cars, along with a right-of-way side access. The landscaped rear garden is a standout feature, comprising slate-chipped areas, a lawned garden, raised Indian sandstone patio perfect for outdoor dining, and useful garden storage. School Street enjoys a convenient central position within Rhosllanerchrugog, a sought-after and vibrant village offering an excellent range of amenities including shops, cafés, takeaways, pubs, a pharmacy, primary schools and community facilities - all within walking distance. The village is known for its strong sense of community and sits close to attractive countryside and woodland walking routes, including paths towards Hafod, Ponciau Banks Park and the surrounding hills. Wrexham City Centre is just a short drive away, providing further shopping, leisure and transport options, while the A483 offers excellent connectivity towards Chester, Oswestry and beyond. A charming stone cottage combining modern upgrades with generous outdoor space in a highly convenient village location.

- TWO BEDROOM TERRACED STONE COTTAGE
- CHARACTER FEATURES WITH MODERN UPGRADES
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/DINING ROOM
- MODERN FOUR-PIECE BATHROOM WITH UNDER-FLOOR HEATING
- PRINCIPAL BEDROOM WITH WC
- DRIVEWAY FOR TWO VEHICLES
- LANDSCAPED REAR GARDEN WITH TERRACE
- POPULAR RESIDENTIAL LOCATION
- RE-WIRED IN 2021



Living Room

Hardwood door with leaded window leads in the living room with uPVC double glazed leaded window to the front elevation with venetian blinds and wooden sill. Electric fireplace with wooden surround. Beamed ceiling, wooden laminate flooring, two ceiling light points, panelled radiator, cupboard housing electric box and meter, open tread carpeted stairs leading to first floor and engineered oak door leading to inner hallway.

Inner Hallway

Ceiling light point, wooden laminate flooring, panelled radiator, doors to kitchen/dining and bathroom.

Kitchen/Dining Room

Newly fitted kitchen with a 10 year guarantee from 2023, housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include under-counter fridge, under-counter freezer, slimline dishwasher, washing machine, electric oven, electric hob and extractor over. Stainless steel sink unit with mixer tap and additional shower-hose tap over. Breakfast bar area with storage under. Tiled flooring, recessed LED lighting, panelled radiator, splash-back tiling, cupboard housing combination boiler, uPVC double glazed window to the rear/side elevation and uPVC double glazed frosted door to the garden area.

Bathroom

Renovated and modern four-piece bathroom suite comprising a low-level WC, wash hand basin set on storage drawers, freestanding bath with waterfall mixer tap and double walk-in dual hose mains shower with glass screen and inset tiled shelving. Built-in marble shelving, chrome heated towel rail, under-floor heating, brick-style tiled walls, patterned

tilled flooring, ceiling light point, beamed ceiling, uPVC double glazed frosted window to the rear elevation with marble sill.

Landing Area

Ceiling light point, carpet flooring and engineered oak doors leading to both bedrooms.

Bedroom One

UPVC double glazed leaded window to the front elevation with venetian blinds. Carpet flooring, panelled radiator, access to loft and ceiling light point. Sliding oak door leading to WC.

WC

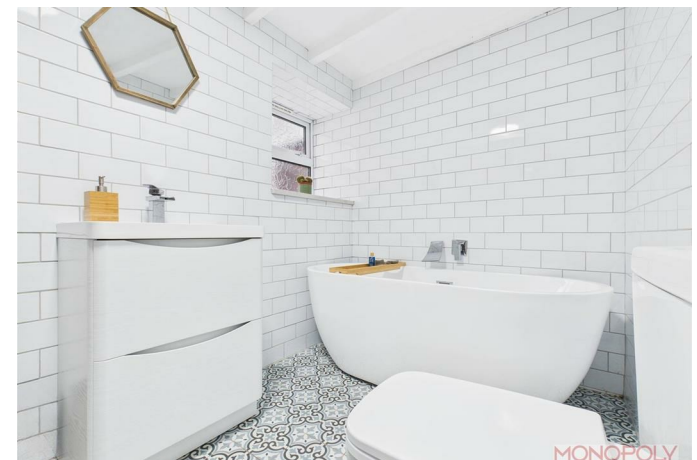
Two piece suite comprising low-level WC and wash hand basin set on a tiled work surface. Chrome heated towel rail, recessed LED lighting, extractor and patterned tiled flooring.

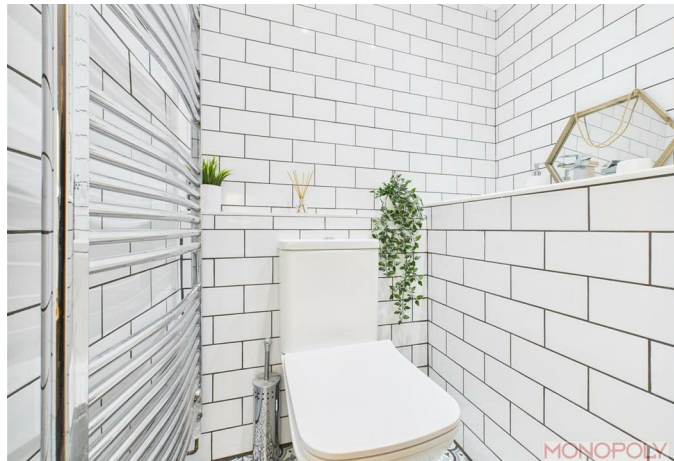
Bedroom Two

Two uPVC double glazed windows to the side and rear elevation with venetian blinds. Carpet flooring, ceiling light point and panelled radiator.

Outside

To the front of the property is a tarmac driveway providing parking for two vehicles, enclosed by low boundary walls and wrought iron gates, including a separate pedestrian gate. Steps lead down to a sheltered entrance porch, with external lighting for convenience. A side pathway with a timber gate gives access to the rear. The rear garden is generous in size and has been thoughtfully landscaped to create an attractive and low-maintenance outdoor space. It features a slate-chipped seating area, a central lawn, and steps rising to a spacious upper terrace laid with Indian sandstone paving—perfect for entertaining. The garden also benefits from mature planting including





an established tree, raised borders, wall and fenced boundaries for privacy and security, up-and-down external lighting, and an outside tap. There are also multiple storage options, including a timber shed and an aluminium garden store, both available by separate negotiation.

Additional Information

The property has undergone a scheme of modernisation to include a new bathroom, additional WC in bedroom one added, new kitchen, new doors, blinds, fully re-landscaped garden and driveway. The property was re-wired in 2021 along with new pipework and radiators. The combination boiler is around 10 years old and has been serviced every year. The kitchen has a 10 year guarantee along with 25 years on damp injection which was completed in January 2022.

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.







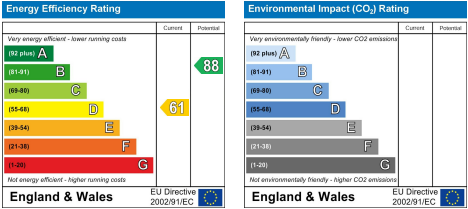


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