



102

Wrexham | LL14 4DL

£150,000

MONOPOLY
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Located on Wrexham Road in Rhosyllen is this TWO DOUBLE BEDROOM SEMI DETACHED property ideal for a range of buyers. The internal accommodation features an entrance hallway, living room, separate dining room and kitchen with a door to the rear garden. To the first floor the landing area leads to two well proportioned bedrooms, with the principal bedroom providing access to the well-appointed family bathroom.

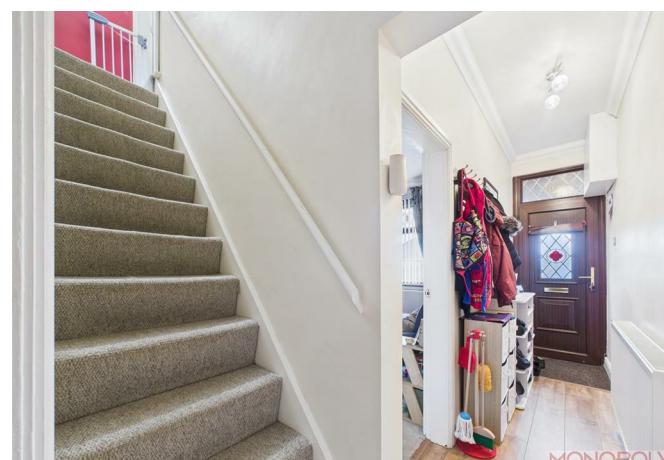
Externally the property benefits from a private driveway to the rear with space for two to three cars, ideal for those needing ease and convenience. In addition, there is a rear and side courtyard, ample garden with artificial lawn and raised sleepers. Additionally there is an outside WC/Store and timber built shed.

Situated on Wrexham Road in the popular village of Rhosyllen, this property enjoys a convenient and well-connected location with a range of local amenities close by. The village offers everyday essentials including shops, takeaways, pubs, primary schools and healthcare facilities, while Wrexham town centre is just a short drive away, providing a wider selection of shopping, leisure and employment opportunities. Excellent road links give easy access to the A483 for commuting towards Chester, Oswestry and beyond, and the surrounding area also benefits from pleasant countryside walks and green spaces, making it an ideal setting for families and professionals alike.

- TWO BEDROOM SEMI-DETACHED HOME
- RENOVATIONS COMPLETED
- TWO RECEPTION ROOMS - LIVING AND DINING ROOM
- KITCHEN
- DOUBLE BEDROOMS WITH BATHROOM BEING OFF FIRST
- FRONT COURTYARD AREA
- REAR LANDSCAPED GARDEN AND COURTYARD
- DRIVEWAY FRONT AND REAR WITH TIMBER GATES
- CLOSE TO WREXHAM CITY CENTRE
- EXCELLENT TRANSPORT LINKS



MONOPOLY



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Entrance Hallway

UPVC double glazed door leads into entrance hallway with radiator, ceiling light point, electrics box, stairs rising to first floor and door off to living and dining room.

Living Room

UPVC double glazed window to the front elevation. Alcove for electric fire, carpet flooring, ceiling light point and panelled radiator.

Dining Room

UPVC double glazed window to the rear gas fire with surround, radiator, ceiling light point, wooden laminate flooring, under stairs storage cupboard and door into kitchen.

Kitchen

Housing a range of wall, drawer and base units with complimentary worktop over incorporating sink unit with tap over. Integrated appliances to include under-counter fridge and freezer, electric oven, four ring gas hob with extractor over and space for washing machine. Tiled splash back, 'Ruabon Red' tiled floor, radiator, wooden door to garden and uPVC double glazed window to the side elevation.

First Floor Landing

Doors off to two bedrooms, wall light and carpet flooring.

Bedroom One

UPVC double glazed window to the rear, radiator, storage cupboard with shelving and water cylinder, ceiling light point and carpet flooring. Sliding door leads into bathroom.

Bathroom

Three piece suite comprising a low-level WC, pedestal hand wash basin and bath with electric

shower over. Part tiled walls, half wood panelled walls, radiator, ceiling light point, extractor fan, wooden laminate flooring and uPVC double glazed window to the rear.

Bedroom Two

Two uPVC double glazed windows to the front elevation, radiator, ceiling light point and plush carpet flooring.

Outside

To the front of the property is a courtyard with a pedestrian gate providing access to the front door. Double iron gates lead to the front driveway. Double timber gates lead to a side patio area and further wrought iron gate leads to rear garden.

To the rear, there is a pleasant landscaped garden area comprising of a rear courtyard area, artificial lawn for easy maintenance and steps leading up to the rear timber gate and decorative stone driveway providing parking for two to three vehicles. Additionally there is access to a brick built outhouse with a two piece outside WC and wash hand basin and a timber shed for additional storage

ADDITIONAL INFORMATION

The owners have made a great number of improvements to the home since purchasing 10 years ago, with a lot of the rooms being taken back to brick. All rooms except for the kitchen has had changes internally. All ground floor rooms have been self-levelled and damp proofed along with new flooring. New plaster in every room including ceilings. All external walls have been re-pointed. The boiler is approximately 10 years old and has been serviced annually, along with new radiators fitted, there has been a partial re-wire along with electric fuse box and new sockets. The fireplace in the living room has been blocked up and re-coved. The access





to the loft has been moved with a ladder access added to a centrally boarded loft with double insulation added. The garden and driveway has been landscaped and the timber shed will remain with the property. The owners have said there is fibre to the property along with virgin media. The bathroom is accessed via bedroom one.

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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Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs		
(B2 plus) A		
(B1-81) B		
(B9-86) C		
(D9-94) D		
(D9-94) E		
(F1-96) F		
(H1-99) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Provision
Very environmentally friendly - lower CO ₂ emissions		
(B2 plus) A		
(B1-91) B		
(B9-86) C		
(D5-46) D		
(D9-94) E		
(F1-96) F		
(H1-99) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		



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