



6 Vinegar Hill

Rhosllanerchrugog, Wrexham, LL14 1EH

Offers Around £175,000



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Entrance Porch

Upvc double glazed windows, Wooden door with decorative stained glass panels leading into:

Lounge

12'8" x 12'2" (3.88m x 3.73m)

Double glazed bay window to the front elevation, double panelled radiator, coal effect gas fire (untested) in brass frame with oak surround/mantle and tiled hearth. Telephone and Aerial point, textured and coved ceiling. Additionally there is a storage cupboard allowing ample storage.

Dining Room

12'4" x 9'9" (3.78m x 2.99m)

Double glazed window to the rear elevation, power points, closed fireplace with wood frame and mantle, original window over looking the additional reception room, textured and coved ceiling, dado rail.

Kitchen

10'9" x 6'11" (3.30m x 2.13m)

Fitted with a range of wall and base units with granite worktops, tiled walls, space for fridge/cooker and plumbing for washing machine. Additionally there is a double glazed window to the rear elevation, stainless steel sink and a half with drainer and mixer tap over, wall mounted gas central heating boiler and extractor fan and textured ceiling.

Reception Room

9'7" x 6'3" (2.94m x 1.93m)

Double glazed windows to the side elevations, tiled flooring, double glazed patio doors allowing access to the rear garden.

Bedroom One

13'0" x 11'3" (3.98m x 3.45m)

A generous sized front aspect double bedroom with laminate flooring, power points, double panelled radiator and bay double-glazed window to the front elevation.

Bedroom Two

9'3" x 7'10" (2.84m x 2.39m)

Double glazed window to the side elevation, power points, double panelled radiator and loft access.

Loft Room One

3.40m x 3.10m

Solid wood floor, double glazed Velux window.

*Please note the Vendor has informed us this useful space does not have building regulations and cannot be classed as a liveable room.

Loft Room Two

12'5" x 10'2" (3.81m x 3.10m)

Solid wood floor, double glazed Velux window.

*Please note the Vendor has informed us this useful space does not have building regulations and cannot be classed as a liveable room.

Bathroom

Fitted with a three piece bathroom suite comprising; low-level w/c, pedestal wash hand basin, corner bath with electric shower over. There are part tiled walls, tiled flooring, frosted double-glazed window to the side elevation, heated towel rail and built in airing cupboard.

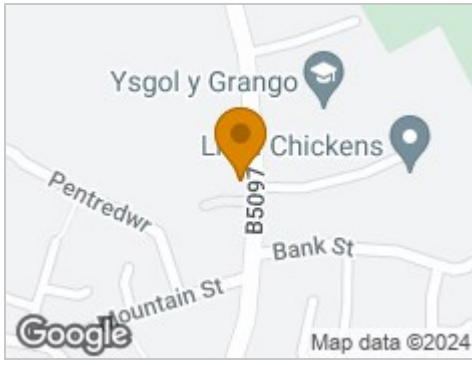
Garden to the Rear

Low maintenance garden fully enclosed by hedging and trees, Paved patio area perfect for alfresco

dining with access to the garage and further shed storage.



Road Map



Hybrid Map



Terrain Map



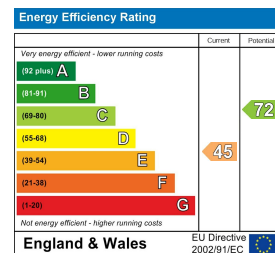
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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