



## 11 Church Street

Rhosllanerchrugog, Wrexham, LL14 2BN

£140,000





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## Entrance Hall

UPVC door to the front entrance. Wood effect floor covering. Stairs to first floor.

## Lounge

6.78m x 4.57m

This room offers a bright and spacious atmosphere, featuring a Upvc double glazed window at the front, panelled radiators, and a wood effect floor covering. It also includes an under stairs storage cupboard and a meter cupboard. The room is enhanced by a fitted living flame coal effect gas fire set in a stylish surround.

## Kitchen/Breakfast Room

3.76m x 3.56m

The Kitchen offers a comprehensive range of cream high gloss wall, drawer and base units with worktop surfaces over, inset stainless steel sink unit with mixer tap and splash back tiling. There are integrated appliances to include hob, oven and cooker hood. Inset ceiling lighting. Tiled flooring, panel radiator and loft access. space for washing machine and tumble dryer. Upvc Patio doors opening to rear garden.

## Stairs to the First Floor

## Landing Area

Doors off to Bedrooms and Bathroom

## Bedroom One

12'0" x 9'10" (3.66m x 3m )

A UPVC double glazed window is situated at the front of the property, complemented by a panelled radiator. The room also includes a built-in wardrobe with mirrored sliding doors, as well as extra built-in

storage with ample shelving. Loft access is provided.

## Bedroom Two

12'0" x 8'2" (3.66m x 2.49m )

Upvc double glazed window is located at the rear of the property. There is a panelled radiator in the room, along with a built-in store cupboard and a built-in cupboard that houses the wall-mounted gas boiler.

## Bathroom

Fitted 3-piece white suite, which includes a WC, wash hand basin, and a panelled bath. Additionally, there is a shower above the bath, accompanied by a shower screen. Part tiled walls, heated towel rail and a skylight.

## Outside

At the front of the property, there is a gated access accompanied by a pathway that leads to the front entrance. Towards the rear, you will discover another gated access that leads to a spacious communal parking area, where 2 designated parking spaces are available. The garden is securely enclosed and features a well-proportioned lawn, enclosed by timber fencing. Additionally, there is a delightful decorative gravelled seating area.

## Council Tax Band.

Council Tax Band B £1587.12

## EPC Rating.

EPC RATING C

## Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts

Tel: 01978 353000

Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### **Mortgage Advice.**

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### **To Make An Offer.**

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### **Loans.**

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### **Money Laundering Regulations.**

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### **Misrepresentation Act.**

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### **Services.**

The agents have not tested the appliances listed in the particulars.

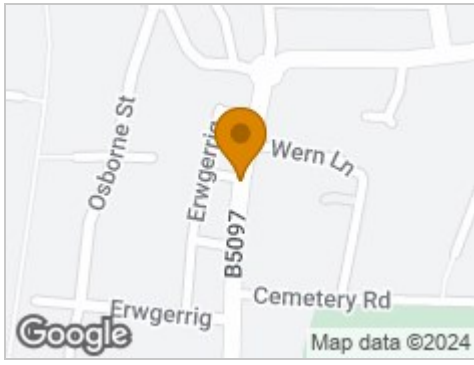
### **Hours Of Business.**

Monday - Friday 9.15am - 5.00pm  
Saturday 9.15am - 4.00pm





## Road Map



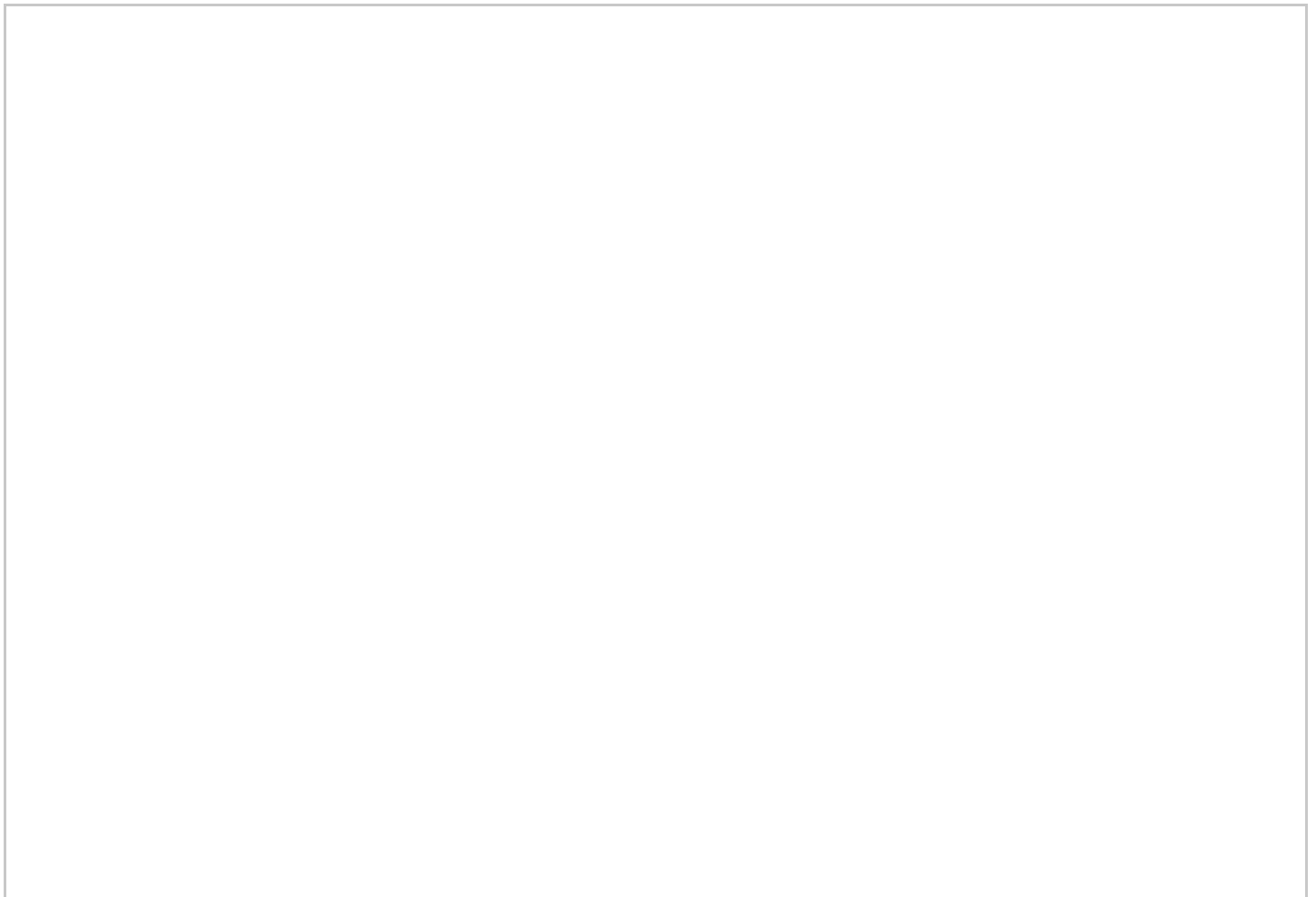
## Hybrid Map



## Terrain Map



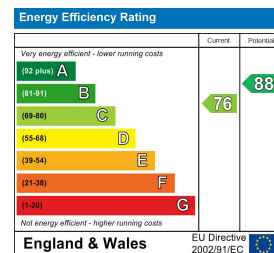
## Floor Plan



## 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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