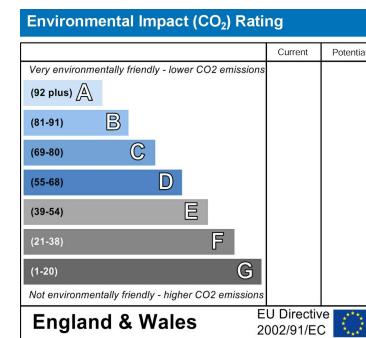
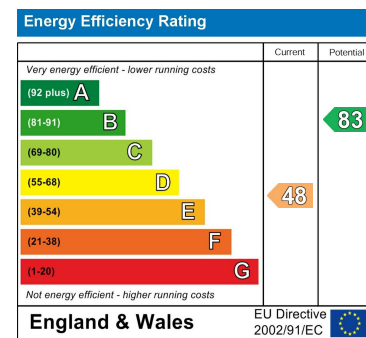
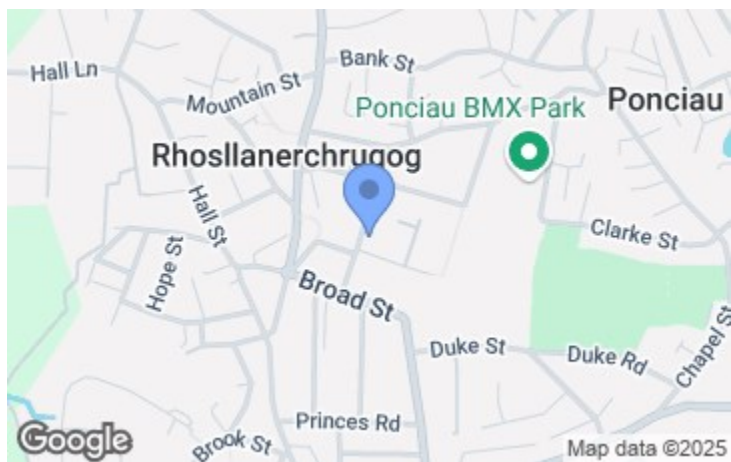
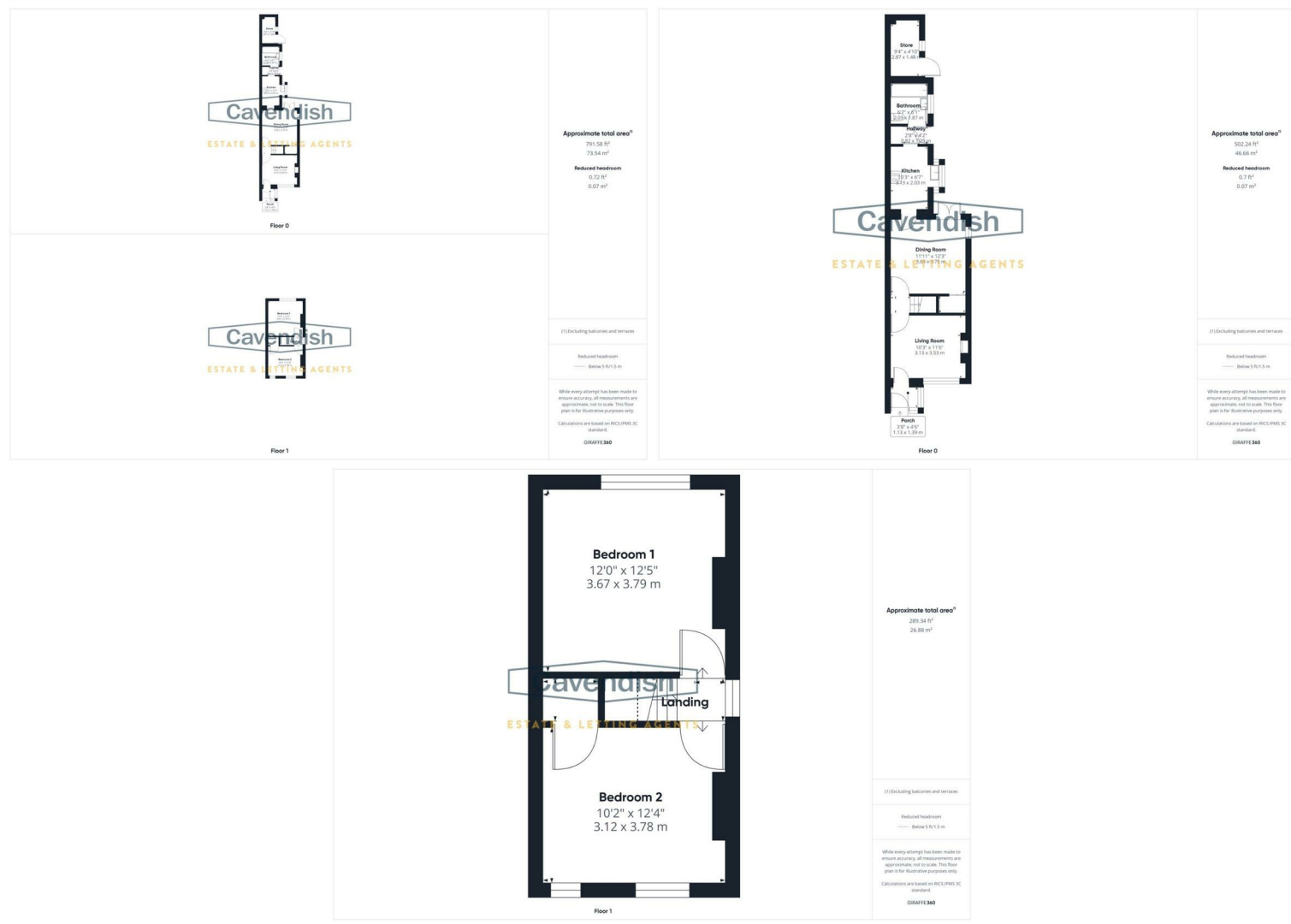


7 New Street, Rhosllanerchrugog, Wrexham, LL14 1RE



Cavendish
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7 New Street
 Rhosllanerchrugog, Wrexham,
 LL14 1RE
£125,000

* PERIOD DETACHED HOUSE * CLOSE TO VILLAGE AMENITIES * NO ONWARD CHAIN. An attractive two bedroom detached house located along New Street in the village of Rhosllanerchrugog, close the villages of Poncaiu and Johnstown. The accommodation briefly comprises: porch, living room, dining room with French doors to outside, kitchen, rear hall, bathroom, landing, bedroom one and bedroom two with built-in wardrobe. The property has recently been redecorated internally and new carpets have been fitted to the stairs and bedrooms. The property also has the advantage of gas fired central heating with a modern condensing combination boiler. Externally there is a small garden at the front with crushed slate, whilst to the rear there is a walled courtyard style garden with crushed slate, decorative stone and a useful brick-built store measuring 9'5" x 4'10". There is no onward chain involved in the sale of this property.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
 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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



www.cavendishproperties.co.uk

LOCATION

Rhosllanerchrugog is situated some four miles from Wrexham and only two miles from the nearest access-point onto the A483 city by-pass by Starbucks, from where there is dual carriageway access to Chester (16 miles) and the north west motorway network beyond. The village itself provides schooling for all age groups, a wide range of day to day amenities and a Health Centre.

THE ACCOMMODATION COMPRISES:**ENTRANCE PORCH**

1.42m x 1.14m (4'8" x 3'9")



UPVC double glazed entrance door, UPVC double glazed windows, wood strip flooring, and ceiling light point. Glazed door to the living room.

LIVING ROOM

3.78m x 3.15m (12'5" x 10'4")



UPVC double glazed window overlooking the front, double radiator with thermostat, TV aerial point, ceiling light point, wood strip flooring, and decorative fireplace housing a 'Living Flame' pebble-effect fire with granite insert and hearth and wooden surround. Part-glazed door to the inner hall.

**INNER HALL**

Double radiator with thermostat, wood strip flooring, ceiling light point, and staircase to the first floor. Part-glazed door to the dining room.

DINING ROOM

3.78m x 3.66m (12'5" x 12')



UPVC double glazed French doors to the rear garden with window light above, UPVC double glazed window with obscured glass to side, ceiling light point, double radiator with thermostat, wood strip flooring, TV aerial point, and smoke alarm. Access to understairs storage cupboard and part-glazed door to the kitchen.

UNDERSTAIRS STORAGE CUPBOARD

1.45m x 0.81m (4'9" x 2'8")

Ceiling light point, hanging for cloaks, and cupboard housing the electric meter and electrical consumer board.

KITCHEN

Fitted with a modern range of cream fronted base and wall

level units incorporating drawers and cupboards with wooden worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring gas hob with extractor above and built-in electric fan assisted oven and grill. Ceiling light point, extractor, double radiator with thermostat, tiled floor, carbon monoxide alarm, and UPVC double glazed bay window. Opening to rear hall.

REAR HALL

1.30m x 0.81m (4'3" x 2'8")

Tiled floor, built-in cupboard housing an Ideal Vogue Max Combi 26 condensing gas fired central heating boiler, and UPVC double glazed door to outside. Door to bathroom.

BATHROOM

2.01m x 1.88m (6'7" x 6'2")



White suite comprising: panelled bath with Mira electric shower over; pedestal wash hand basin; and low level WC. Wall tiling to bath and shower area, double radiator, tiled floor, ceiling light point, extractor, and UPVC double glazed window with obscured glass.

FIRST FLOOR LANDING

Ceiling light point, smoke alarm, and UPVC double glazed window with obscured glass. Doors to bedroom one and bedroom two.

BEDROOM ONE

3.81m x 3.68m (12'6" x 12'1")



UPVC double glazed window overlooking the rear, ceiling light point, and single radiator with thermostat.

BEDROOM TWO

3.81m x 3.15m (12'6" x 10'4")



Two UPVC double glazed windows overlooking the front, ceiling light point, and double radiator with thermostat.

BUILT-IN WARDROBE

1.14m x 0.86m (3'9" x 2'10")

With access to loft space.

OUTSIDE FRONT

To the front there is a small garden with crushed slate and brick boundary wall. A gated path leads to the entrance porch. A gate at the side provides access to the rear garden. External gas meter cupboard to side.

OUTSIDE REAR

To the rear there is a walled courtyard style garden with crushed slate, and decorative stone with wooden sleeper edging. Outside water tap and outside light. To the rear of the property there is also a useful brick-built store.

**BRICK-BUILT STORE**

2.87m x 1.47m (9'5" x 4'10")



With power, light, quarry tiled floor, and single glazed window.

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the A55 Expressway continue straight across onto a stretch of dual carriageway which leads into the A483 Wrexham by-pass. Follow the A483 for approximately 11 miles and take the fifth exit (exit 3) signposted Rhosllanerchrugog. Follow Wrexham Road for approximately 1 mile, and take the turning right into Fennant Road. Follow Fennant Road and take the turning left after Chapel Street into Johnson Street. Then take the third turning left into New Street and the property will be found after some distance on the left hand side.

TENURE

* Tenure - Understood to be freehold, prospective purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band C - Wrexham Borough County Council.

AGENT'S NOTES

* Services - Mains gas, electricity, water and drainage are connected.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW