



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.

Cavendish

ESTATE AGENTS

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43 School Street

Rhosllanerchrugog, Wrexham,
LL14 1BA

No Onward Chain

£110,000

* PERIOD HOUSE * CLOSE TO VILLAGE AMENITIES * GATED DRIVEWAY TO SIDE * NO ONWARD CHAIN. An attractive two bedroom semi-detached house located along School Street in the popular village of Rhosllanerchrugog, close to the villages of Poncau and Johnstown. The accommodation briefly comprises: entrance vestibule, living room with feature brick fireplace and electric fire, kitchen, landing, two bedrooms and shower room. The property benefits from UPVC double glazed windows and has gas fired central heating with a combination boiler. The property has also been rewired in 2024 and redecorated in 2025. Externally there is a gated driveway at the side and a useful range of brick stores. There is no onward chain involved in the sale of this property.

LOCATION



INNER HALL

Tiled floor, and staircase to the first floor. Door leading through to the kitchen.

KITCHEN

2.95m plus doorway x 3.12m extending to 4.06m (9'8" plus doorway x 10'3" extending to 13'4")



BEDROOM ONE
4.32m x 3.94m (14'2" x 12'11")



UPVC double glazed window overlooking the front, chimney breast with original decorative cast-iron fireplace, ceiling light point, double radiator, telephone point, and built-in wardrobe cupboard with hanging rail and shelf.

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
COMPRISSES:

ENTRANCE VESTIBULE

1.14m x 1.02m (3'9" x 3'4")

UPVC double glazed entrance door with double glazed window light above, and tiled floor. Door to living room.

LIVING ROOM

4.34m max x 3.99m max (14'3" max x 13'1" max)



Chimney breast with brick fireplace and hearth housing an electric pebble effect fire, built-in storage cupboard to recess, ceiling light point, picture rails, mains connected smoke alarm, double radiator with thermostat, and laminate wood strip flooring. Door to inner hall.

LANDING

Ceiling light point, and UPVC double glazed window to side. Opening to inner landing, and wooden panelled door to bedroom one,

INNER LANDING

2.31m x 0.79m (7'7" x 2'7")

Digital thermostatic heating controls, and access to loft space. Doors to bedroom two and shower room.

BEDROOM ONE
4.32m x 3.94m (14'2" x 12'11")



UPVC double glazed window overlooking the front, chimney breast with original decorative cast-iron fireplace, ceiling light point, double radiator, telephone point, and built-in wardrobe cupboard with hanging rail and shelf.



BEDROOM TWO
3.12m x 1.91m (10'3" x 6'3")



UPVC double glazed window to rear, ceiling light point, and single radiator.

SHOWER ROOM

White suite comprising: tiled shower enclosure with Triton electric shower, and curved glazed sliding doors; pedestal wash hand basin; and low level dual-flush WC. Vinyl slate effect flooring,

single radiator, ceiling light point, extractor, and UPVC double glazed window with obscured glass. Door to walk-in linen cupboard.

WALK-IN LINEN CUPBOARD



Housing a Worcester combination condensing gas fired central heating boiler.

OUTSIDE



The property is located along School Street. To the side there is a gated driveway with double opening wrought iron gates, external gas meter cupboard, and outside sensor spotlight. There is also a useful range of outbuildings incorporating a store 11'2" x 7'11" and two smaller stores 5'1" x 3'1" and 4'11" x 3'.



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



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 Rhosllanerchrogog. Follow Wrexham Road into Johnstown and at the traffic lights next to The New Inn turn right into Maelor Road. Follow Maelor Road, which leads into Hill Street, and at the mini roundabout take the second exit into Market Street, passing the Co-op food store and Spar. At the t-junction turn left into Hall Street and then left again into School Street. The property will then be found after a short distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band B - Wrexham Borough County Council.

AGENT'S NOTES

* Services - Mains gas, electricity, water and drainage are connected.
* The property was rewired in December 2024.
* The property was newly decorated in January 2025.
* The water is based on the rateable value.

ANTI MONEY LAUNDERING
REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an