



Wrexham Road
Rhostyllen, Wrexham


SWAIN HENNESSEY
INDEPENDENT ESTATE AGENTS

Offers in Region of **£120,000**

T: 01352 961 679 W: swainhennesseyestateagents.co.uk

114 Wrexham Road

Rhostyllen, Wrexham

Council Tax band: B

Tenure: Freehold

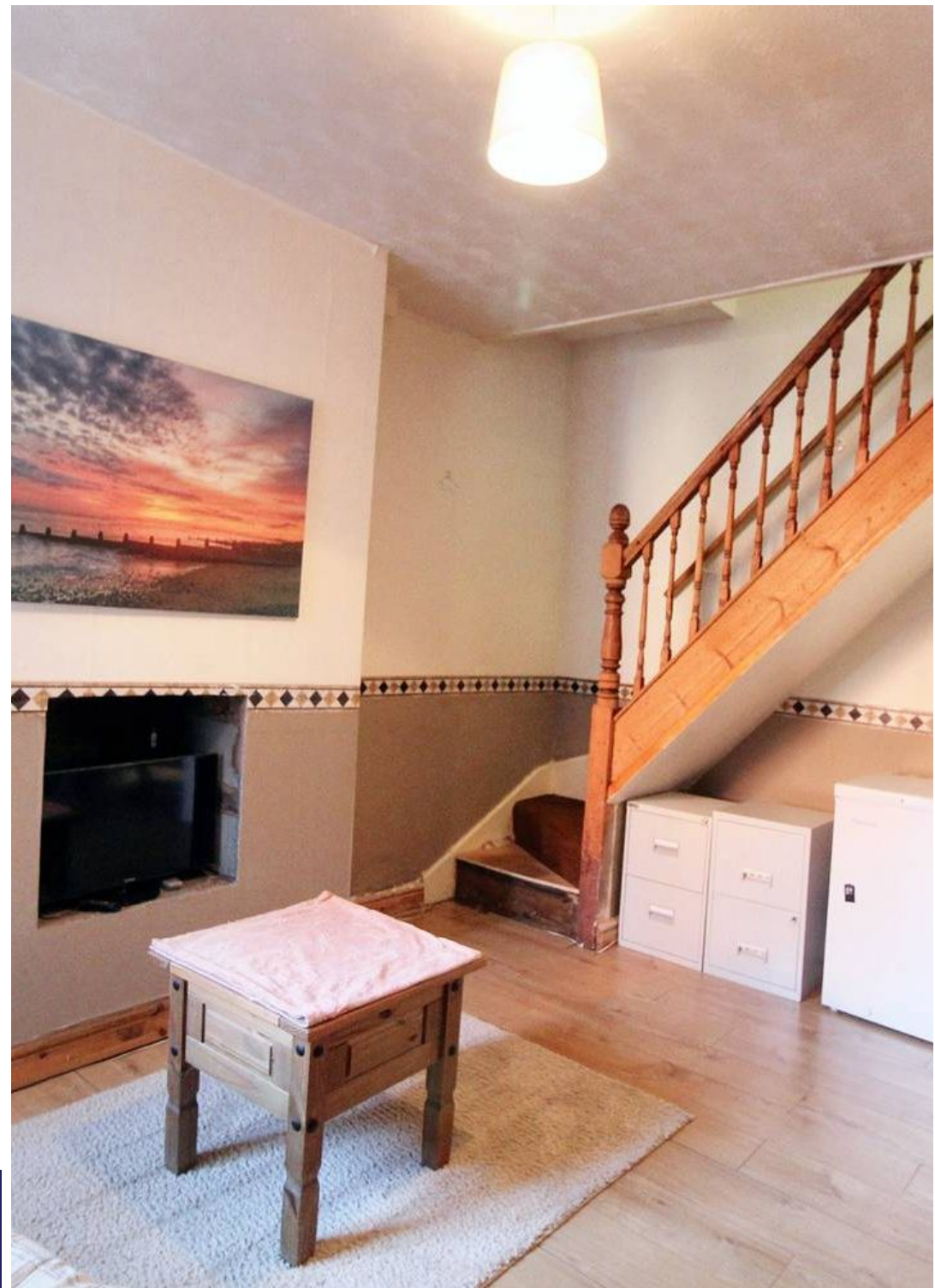
EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: D

- TWO DOUBLE BEDROOMS
- MID TERRACE TOWN HOUSE
- PERFECT FIRST HOME
- EASY ACCESS TO A55, CHESTER, LIVERPOOL, MANCHESTER AND NORTH WALES
- GREAT ACCESS TO WREXHAM CITY CENTRE
- OFF ROAD PARKING
- FRONT AND REAR GARDENS
- CHAIN FREE
- LOCATED ON BUSY BUS ROUTE


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Lounge

11' 6" x 11' 6" (3.50m x 3.50m)

Accessed via a composite door with PVC double glazed window to the front aspect, wall mounted radiator, feature chimney with space for a real wood or log burner fire, wood laminate floor, door opening to the dining room

Dining Room

14' 5" x 11' 6" (4.39m x 3.50m)

PVC double glazed window to the rear garden, wall mounted radiator, feature chimney with space for a fire, wood laminate floor, stairs to the first floor, door opening to the kitchen

Kitchen

12' 10" x 9' 0" (3.91m x 2.74m)

A range of fitted wall, drawer and base units, worktop with stainless steel sink unit, space for fridge freezer and oven, tiled splashbacks, tiled floor, PVC double glazed window overlooking the rear garden, obscure composite door opening to the garden



First Floor Landing

Doors to bedrooms, bathroom and airing cupboard housing a Worcester combination boiler, access to the roof space

Bedroom One

11' 6" x 11' 6" (3.50m x 3.50m)

PVC double glazed window to the front aspect, wall mounted radiator, fitted wardrobe

Bedroom Two

11' 6" x 8' 5" (3.50m x 2.56m)

PVC double glazed window to the rear aspect, wall mounted radiator, over stairs storage cupboard/wardrobe

Bathroom

8' 10" x 8' 8" (2.69m x 2.64m)

A white suite comprising a panelled bath with shower plumbed in over, pedestal wash hand basin and close coped WC, tiled floor, part tiled walls, obscure PVC double glazed window to the rear, wall mounted radiator





FRONT GARDEN

Laid to lawn with wall surround and iron gate

REAR GARDEN

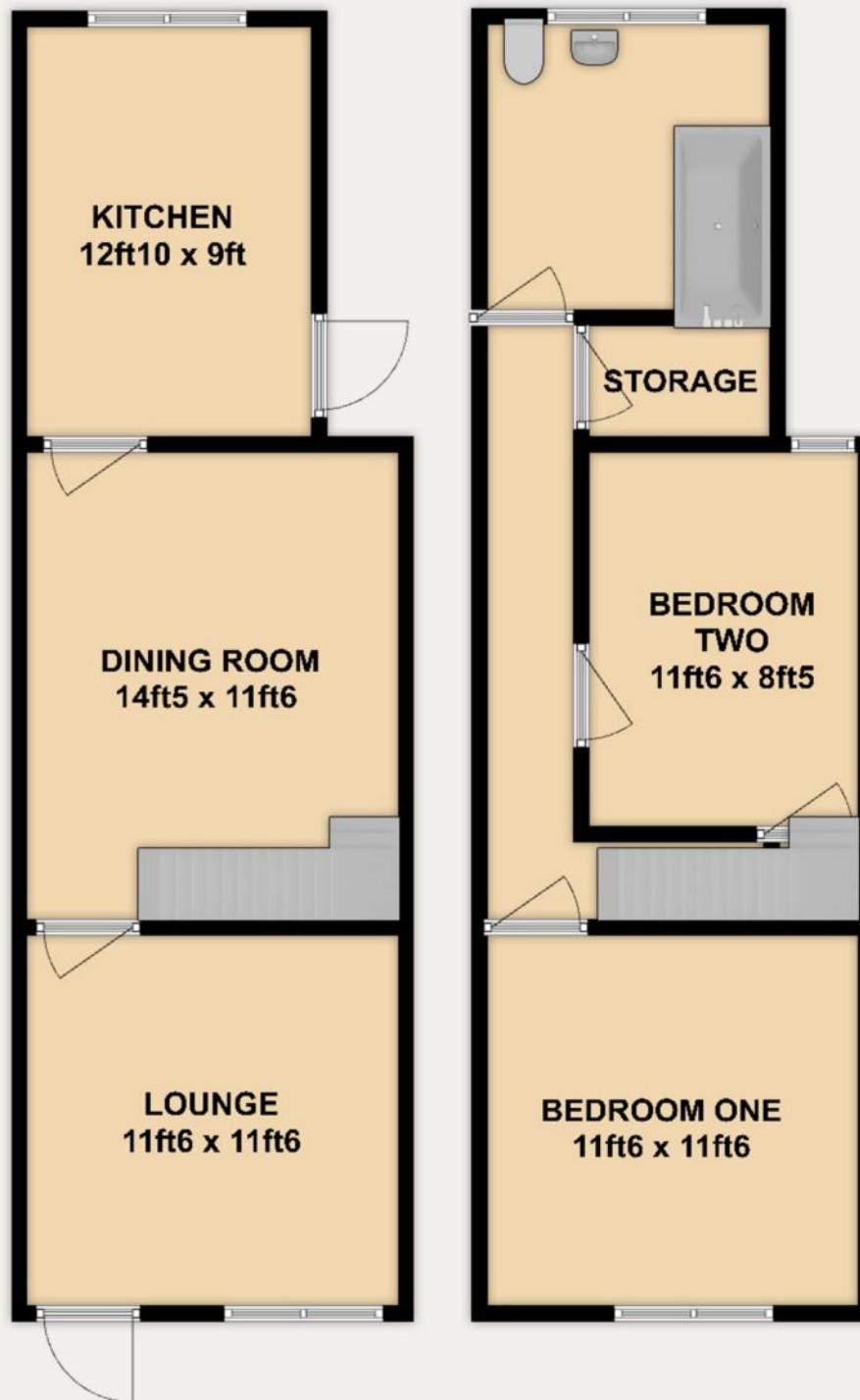
25ft garden with timber fencing surround, laid to lawn with pathway and patio area, outside tap

DRIVEWAY

2 Parking Spaces

Set at the rear of the garden is off road parking to the rear of the garden







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To arrange a viewing please contact

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