



Rockwood Road, Wrexham, LL11 6LS

Price £125,000

Reference: 19317996

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

29 Holt Street, Wrexham, LL13 8DH  
 Tel: 01978 353553 Email: sales@wingetts.co.uk

www.wingetts.co.uk





## Description

Situated on a corner plot within the village of Brynteg is this two bedroom semi detached home arranged over two floors and having the benefit of gas fired central heating and upvc double glazing. Requiring a degree of modernisation the property briefly comprises canopy entrance porch, hall with stairs to first floor landing, lounge/diner, kitchen, two bedrooms and a bathroom. Externally lawned gardens extend to the front, side and rear and the property has the benefit of a private driveway for one car. NO CHAIN. Energy Rating - D (59)

### LOCATION

Situated approximately 3 miles from the centre of Wrexham and within a short walk of Moss Valley Country Park with its picturesque setting and municipal golf course. Positioned within the village of Brynteg with adjoining villages offering convenient shopping facilities and amenities that include Primary and Secondary Schools. Good road links allow access to the A483 by-pass which connects Wrexham to Chester, Mold and Oswestry therefore allowing for daily commuting to the major commercial and industrial centres of the region. Wrexham Maelor Hospital is only a short driving distance away as is Glyndwr University. Wrexham City Centre offers a wealth of retail, leisure and social amenities.



### DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the Football Ground on your right, at the roundabout turn left passing the entrance to B & Q on the right. At the next mini roundabout take the second exit and proceed under the flyover bridge taking the next right hand turning. Proceed for approx. 1 mile passing Moss Valley Road on your right. Continue up the hill into Wrexham Road and turn left into Quarry Road. Take the right turn into Rockwood Road and the house will be observed on the right on the corner of Long Lane.

### ON THE GROUND FLOOR

Canopy porch with part glazed composite entrance door opening to:

### HALLWAY

Having stairs to first floor landing, radiator and understairs storage cupboard with upvc double glazed window.

### LOUNGE

14'9 x 10'5

Having a dual aspect with upvc double glazed windows overlooking the front and rear gardens, radiator and living flame gas fire in surround.

### KITCHEN

11'6 x 8'3

Fitted with a timber trimmed range of base and wall cupboards with work surface areas incorporating a stainless steel single drainer sink unit, two upvc double glazed windows, part tiled walls, radiator, upvc part glazed stable door, plumbing for washing machine and gas cooker point.

### ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With ceiling hatch to roof space and upvc double glazed window to side.

### BEDROOM ONE

14'8 x 10'5

Upvc double glazed windows to front and rear, radiator and storage cupboard housing the gas central heating combination boiler.

### BEDROOM TWO

9'3 x 8'4

Upvc double glazed window to rear and radiator.

### BATHROOM

6'4 x 5'2

Appointed with a three piece white suite of twin grip panelled bath with electric shower over, pedestal wash basin, low flush w.c, radiator, upvc double glazed window, part tiled walls and extractor fan.

### OUTSIDE

The property is approached along a gated path to canopy porch alongside a lawned garden to front. The lawned garden extends to the side and rear and includes a private driveway with parking for one car. Established hedging provides a good degree of privacy around the garden.

### COUNCIL TAX BAND - B