



1 Ffordd Mynydd Isa

Rhosllanerchrugog, Wrexham, LL14 2EH

A superbly presented and newly refurbished 3 bedroom semi detached home with garage and private rear garden located on the fringe of the village of Rhosllanerchrugog enjoying excellent road links to Wrexham, Chester and Oswestry. Upgraded in 2023 to include a new bathroom, stylish new kitchen, new flooring, new Upvc double glazed windows and new gas combination boiler, the accommodation briefly comprises a Upvc double glazed entrance door opening to the hall, good sized lounge with useful understairs store cupboard, well appointed kitchen dining room overlooking the rear garden fitted with an attractive range of base and wall cupboards and porcelain floor tiles, enclosed rear porch. The 1st floor landing gives access to the 3 bedrooms and a modern fully tiled bathroom with shower over the bath. Externally, the 2/3 car private drive leads to the detached garage, decorative slate front garden and a sunny aspect rear garden to include a patio area and lawn beyond. Energy Rating - E (49)

Price £200,000

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- A superbly presented and newly refurbished semi detached home
- Good sized lounge
- New modern bathroom
- Gardens to front and rear
- Located on the fringe of the village of Rhosllanerchrugog
- Stylish new kitchen/dining room
- Private driveway for 2-3 cars
- Vestibule
- Three bedrooms
- Detached garage

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

VESTIBULE

LOUNGE

15'4 x 15'1 (4.67m x 4.60m)

KITCHEN/DINING ROOM

15'3 x 8'3 (4.65m x 2.51m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

12'9 x 8'5 (3.89m x 2.57m)

BEDROOM TWO

10'8 x 8'5 (3.25m x 2.57m)

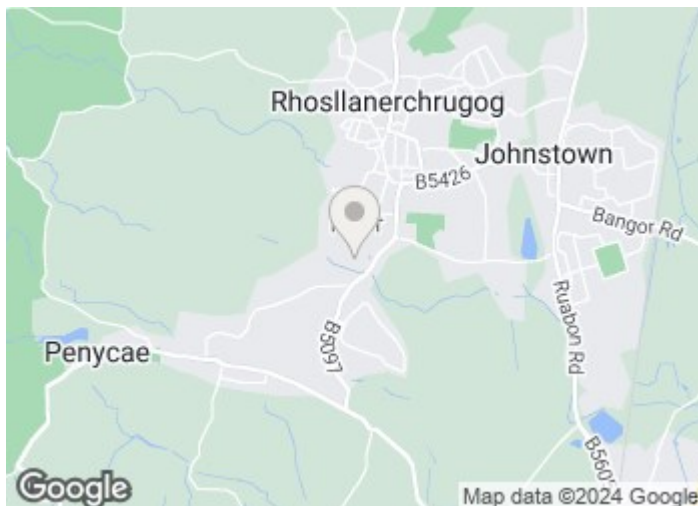
BEDROOM THREE

8'8 x 6'5 (2.64m x 1.96m)

BATHROOM

OUTSIDE

COUNCIL TAX BAND - C



[Directions](#)





Floor Plan

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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

