



Islwyn, Rhosllanerchrugog, LL14 1AA

Price £110,000

Reference: 19351420

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



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Wingetts



Description

A spacious traditional 2 bedroom end of terrace house located within the village of Rhosllanerchrugog having undergone a grant improvement scheme in previous years but requiring some internal modernisation. Having the benefit of a modern gas combination boiler, Upvc double glazing and 1st floor bathroom, the accommodation briefly comprises a canopy porch, entrance hall with stairs to 1st floor, lounge with walk in bay window, dining/sitting room, kitchen with pantry off. The 1st floor landing has a pull down loft ladder giving access to useful attic space with boarded flooring. 2 well proportioned bedrooms and a bathroom. Externally, a gated front forecourt with low level privacy wall and decorative railings and a rear yard area with outbuildings and potential to create a garden area. NO CHAIN. Energy Rating - E (44)

LOCATION

This semi detached property is situated in a convenient location within walking distance of all the shopping facilities and social amenities that this large Welsh village of Rhosllanerchrugog has to offer. Excellent road links allow for daily commuting to the commercial and industrial centres of Wrexham, Chester and Shropshire and a train station is located only a short driving distance away in the nearby village of Ruabon. Renowned for its musical heritage with its famous Choirs the village includes the popular 490 seater Stiwt Theatre and both Primary and Secondary schools.



DIRECTIONS

Proceed along the A483 by-pass and take the exit signposted Rhosllanerchrugog. Continue through Pentre Bychan to the traffic lights at Johnstown and turn right. Proceed up the hill and then turn right at the car garage onto Queens Street, continue past the Stiwt Theatre and then take the 3rd left turn onto Beech Avenue. Follow the road almost to the t junction and the property will be observed on the right.

ON THE GROUND FLOOR

Canopy entrance porch with upvc part glazed door opening to:

HALLWAY

Having wood effect laminate flooring, radiator, concealed fuse box, stairs to first floor landing and feature archway. Part glazed door opening to:

LOUNGE

10'4 x 9'8

Featuring a walk-in upvc double glazed bay window to front, chimney breast with open fire, radiator and wood effect flooring.

DINING/SITTING ROOM

11'8 x 10'9

Upvc double glazed window to rear, wood effect laminate flooring, radiator, electric fire in surround, useful understairs storage cupboard and part glazed door opening to:

KITCHEN

9'3 x 7'2

Fitted with base and wall cupboards, work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, plumbing for washing machine, space for electric cooker, space for fridge freezer, part tiled walls and access to a rear walk-in larder cupboard housing the Glowworm gas combination boiler, upvc double glazed window and part glazed upvc external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell and ceiling hatch to roof space with pull-down ladder, lighting, flooring and eaves storage.

BEDROOM ONE

14'0 x 9'8

Wood effect laminate flooring, upvc double glazed window to front and radiator.

BEDROOM TWO

11'8 x 7'7

Wood effect laminate flooring, radiator and upvc double glazed window to rear.

WALK-THROUGH DRESSING ROOM

7'6 x 7'2

Two upvc double glazed windows, radiator, wood effect flooring, open fronted wardrobe and six panel door leading to:

BATHROOM

7'2 x 5'2

Appointed with a white suite of low flush w.c, pedestal wash basin, bath with mixer tap, upvc double glazed window, part tiled walls and radiator.

OUTSIDE

The property is approached through a gated entrance with brick pillars with path to entrance door alongside a front forecourt with decorative railings. A side access gate leads into the rear courtyard with two useful store sheds and additional store shed which could be moved to provide a garden area.

COUNCIL TAX BAND - C