



Rhosrhedyn, Southsea, LL11 6PR

Price £160,000

Reference: 19484307

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 Borough Council

VIEWING: Add text here

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Wingetts



Description

Available with No Onward Chain - Be the first to snap up this spacious 3 bedroom semi detached house conveniently located within the village of Southsea with its range of amenities and road links to Wrexham, Chester and Shropshire. In need of some modernisation the living accommodation briefly comprises; entrance hall, lounge, conservatory, kitchen and diner. On the first floor there are three good sized bedrooms and a family bathroom. The property has the advantage of double-glazed windows and a Gas Central Heating System. Externally the property has gardens to the front and rear perfect for soaking up the sunshine and entertaining family and friends. This lovely property would make a perfect home and an internal inspection is absolutely essential to fully appreciate what is on offer for sale. Early viewing advised please call Wingetts today to arrange a viewing. Energy Rating – D (64)

LOCATION

The village of Southsea is located approx 1 ½ mile from the city centre and enjoys good road links to the commercial centres of the region including Chester, Oswestry and the North West. The Maelor Hospital, Wrexham Technology Park and Glyndwr University are all within easy reach together with the Plas Coch Retail Park with its choice of supermarkets, café, and shops. A local primary school is nearby and a bus service operates within the area.



DIRECTIONS

From Wrexham City Centre proceed along Mold Road passing the University on the right. At the roundabout turn left onto Berse Road and 2nd exit at the next roundabout. Continue for approx 1 mile through the village of Caego and into Southsea. Proceed past the Bus Depot on your left and the property will be observed on the righthand side shortly after.

ON THE GROUND FLOOR

Part glazed entrance door and upvc double glazed side window opens to:

HALLWAY

With laminate flooring, under stairs storage, four panel doors off to all rooms. Additionally there is a radiator, staircase leading to the first floor.

LOUNGE

10'11 (max) x 17'0

This inviting space enjoys a double glazed window, fitted carpet, power points, TV Point and radiator, gas fire with marble hearth and patio doors leading to the:

CONSERVATORY

8'9 x 8'9

With tiled flooring, power points, patio doors leading to the rear garden.

KITCHEN

17'4 (max) x 7'8 (max)

Fitted with a range of wall and base units with worktops and tiled splashback, tiled flooring, power points, sink with drainer and mixer tap, gas cooker, space for fridge, plumbing for washing machine, 2 x double glazed windows and an external door leading to the garden.

DINING ROOM

10 (max) x 10'11

The dining room area is the perfect room to relax and enjoy a meal. With fitted carpet, gas fire with surround and hearth, radiator, power points and double glazed window.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space and four panel doors off to all rooms.

BEDROOM ONE

12'1 (min) x 8'10

Front aspect double bedroom with fitted bedframe

and units, glazed window, power points, radiator, 2 x storage cupboard, one housing combi boiler and fitted carpet.

BEDROOM TWO

12'5 x 10'10 (max)

Front aspect double bedroom with double glazed window, power points, radiator, fitted carpet and fitted wardrobes.

BEDROOM THREE

10'11 x 6'6

Rear aspect single bedroom with built in cabin bed and wardrobe, double glazed window, power points, radiator and fitted carpet.

BATHROOM

4'3 x 10'7

Fitted with a three piece suite comprising of a wash hand basin, panelled bath with electric shower, fully tiled walls, laminate flooring and frosted double glazed window.

EXTERIOR

The property is approached via concrete steps, with gardens to the front and rear perfect for soaking up the sunshine and entertaining family and friends. Additionally there is an outdoor tap and shed.