



Maesgwyn, Edwards Terrace, Rhosllanerchrugog, LL14 1DL
Offers In Excess Of £160,000

A well presented 2 bedroom double fronted semi detached bungalow with gated driveway enjoying a private position set back from the road, conveniently located within the village of Rhosllanerchrugog and all its amenities and road links to Wrexham, Chester and Oswestry. The accommodation has the benefit of gas fired central heating, Upvc double glazing and briefly comprises a pillared porch, welcoming hall, lounge with bay window overlooking the front garden, good sized fitted kitchen diner with enclosed rear porch off, 2 bedrooms and a bathroom with bath and walk in shower. To the outside, double gates open to the gravelled drive providing parking for 2/3 cars, front lawned garden with established flower beds and privacy hedging providing a pleasant seating area, 2 store sheds with electric supply and a rear courtyard style patio area to enjoy the evening sun.

NO CHAIN. Energy Rating - TBC

LOCATION

Situated on a quiet side road within the village of Rhosllanerchrugog having the convenience of a range of shopping facilities nearby including a pharmacy and general store. The village also has a doctors, dentists, primary and secondary schools, pubs and a bus service. Good road links allow for daily commuting to Wrexham, Chester and Shropshire if required.

DIRECTIONS

From Wrexham proceed along the A483 bypass in a southerly direction taking the exit signposted Rhosllanerchrugog. Take the 3rd exit off the roundabout and continue along Wrexham Road to the traffic lights at Johnstown. Proceed right and continue up the hill. Take the right turn onto Queens Street just before the car garage and continue into Broad Street passing The Stiwt Theatre. At the roundabout take the 3rd exit onto High Street, 2nd left onto Mountain Street and right onto Pentredwr. Continue for approx 100 yards and the bungalow will be observed in the corner on the left.

ON THE GROUND FLOOR

Pillared porch with part glazed entrance door opening to:

HALLWAY

Having wood effect flooring and radiator.

LOUNGE 12'8 x 11'6 (3.86m x 3.51m)

Upvc double glazed bay window to front with deep sill, wood effect flooring and radiator.

KITCHEN/DINER 13'8 x 8'6 (4.17m x 2.59m)

Fitted with a range of base and wall units complimented by wood effect work surface areas incorporating a four ring electric hob with pull-out extractor hood above, oven/grill, plumbing for washing machine, space for tumble dryer, radiator, single steel single drainer sink unit with mixer tap and upvc double glazed window above, part tiled walls, tiled flooring, ceiling hatch to roof space and part glazed door leading into:

REAR PORCH

Upvc double glazed windows and stable door opening to the rear garden.

BEDROOM ONE 13'1 x 8'6 (3.99m x 2.59m)

A double bedroom with upvc double glazed window to rear and radiator.

BEDROOM TWO 9'4 x 7'1 (2.84m x 2.16m)

Upvc double glazed window to front and radiator.

BATHROOM

Appointed with a pedestal wash basin, low flush w.c, bath, walk-in shower with mains thermostatic shower unit, upvc double glazed window, part tiled walls and radiator.

OUTSIDE

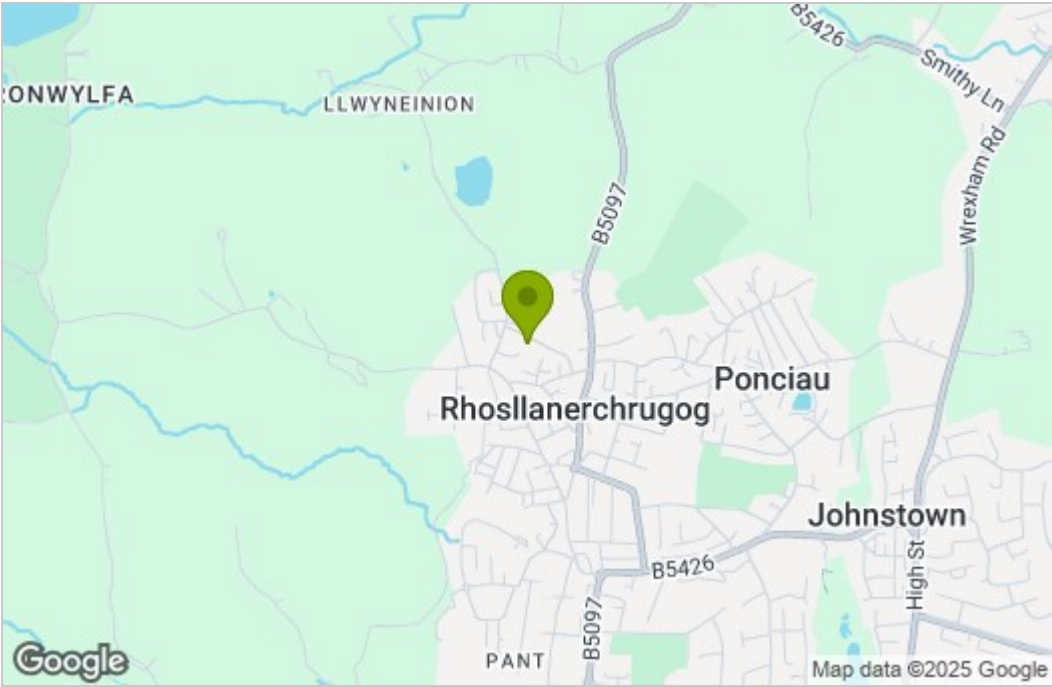
The property is approached through double metal gates opening to a gravelled drive providing parking for 2-3 cars. Useful store shed with lighting. A paved path leads to the entrance porch alongside a sunny aspect lawned garden which provides a pleasant seating area and flowerbeds. The path continues alongside the bungalow passing a further store shed with electric supply and leads to the rear garden which provides a courtyard style patio area to enjoy the afternoon sun and includes a raised flowerbed.

PLEASE NOTE

We have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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