

Gwynfryn Peter Street

, Wrexham

LL14 1RG

Grow
SALES + LETTINGS

Offers in the Region Of £199,950

Fabulous Detached Property

3 Double bedrooms

No Onward Chain

Wonderful open plan lounge/diner

Beautiful garden to the rear

Driveway

Fully refurbished

Early viewing advised

Energy Rating - E



NEW to the market is this delightful and immaculate three-bedroom Detached family residence conveniently situated in the village of Rhosllanerchrugog. Available with No Onward Chain this wonderful property has been fully renovated to make the perfect family home. Offering fantastic space throughout this wonderful home offers flexible living accommodation and briefly comprising; open plan lounge/dining room, brand new fitted kitchen, three double bedrooms and a family bathroom. To the front of the property there is a paved driveway providing off-road parking whilst to the rear of the property there is an artificial lawned garden for ease and a patio area perfect for soaking up the sunshine and entertaining guests. An internal inspection is absolutely essential to fully appreciate what is on offer for sale. Please contact Grow Sales & Lettings to arrange a viewing.



Grow Property, 5 King Street, Wrexham, LL11 1HF

Phone: 01978 352248, Email: info@growproperty.co.uk

<http://growproperty.co.uk>



ACCOMMODATION

Lounge 12' 2" x 16' 0" (3.71m x 4.87m)

This bright and spacious open plan living space enjoys 2 x double-glazed windows, laminate flooring, power points, radiator and a lovely feature electric fire set within a brick exposed fireplace. Open plan to dining room.

Dining Room 12' 10" max x 12' 1" (3.91m x 3.68m)

With laminate flooring this room enjoys a double-glazed window, power points, radiator, brick exposed fireplace and carpeted stairs leading to the first floor.

Kitchen 14' 10" x 10' 5" max 4.52m x 3.17m)

A brand new wonderful kitchen with tiled flooring which has been fitted with a with a range of wall, base units and worktops. Benefits include under stairs storage, electric oven and gas hob with extractor. Additionally there are power points, ceiling spot lights, sink with drainer, mixer tap and splash back. External upvc door leading to the garden.

Landing

With fitted carpet, power points.

Bedroom One 16' 1" x 12' 4" (4.90m x 3.76m)

Double bedroom with double glazed window x 2, fitted carpet, power points and radiator.

Bedroom Two 9' 6" max x 12' 3" (2.89m x 3.73m)

Double bedroom with double glazed window, fitted carpet, power points and radiator.

Bedroom Three 8' 11" x 7' 3" (2.72m x 2.21m)

Double bedroom with double glazed window, fitted carpet, power points and radiator.

Family Bathroom 6' 6" x 5' 11" (1.98m x 1.80m)

Fitted with a white suite comprising of a low level w.c , wash hand basin , paneled bath with shower screen, mains shower with rainfall shower head above, part tiled walls, laminate flooring, frosted double glazed window and radiator.

Exterior

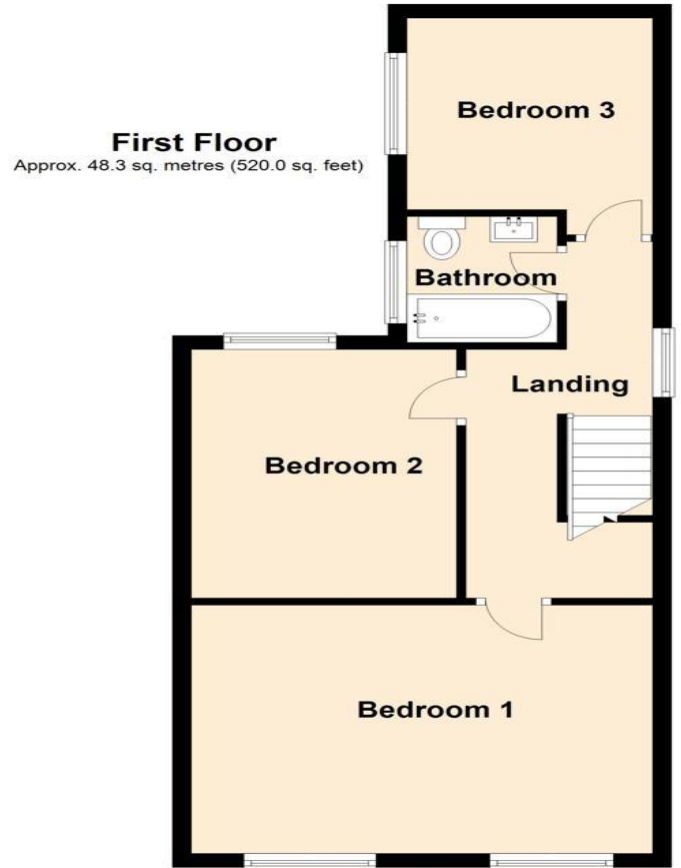
To the front of the property there is a paved driveway providing off-road parking whilst to the rear of the property there is an artificial lawn garden for ease and a patio area perfect for soaking up the sunshine and entertaining guests. Additionally, there are outbuildings with power and lighting, shed and a paved stepping path leading to the top end of the garden. One of the outbuildings houses the Glowworm combi boiler, there is also an outdoor WC.

Location

The property is ideally located for access to the A483 bypass allowing great transport links and within easy walking distance of the Medical Centre, The Stiwt Theatre, local shops and Primary Schools.



FLOORPLANS



Energy performance certificate (EPC)

Gwynfryn
Peter Street
WREXHAM
LL14 1RG

Energy rating

E

Valid until: **31 October 2033**

Certificate number: **9704-1210-5907-8088-0204**

Property type: Detached house

Total floor area: 99 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is E. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		