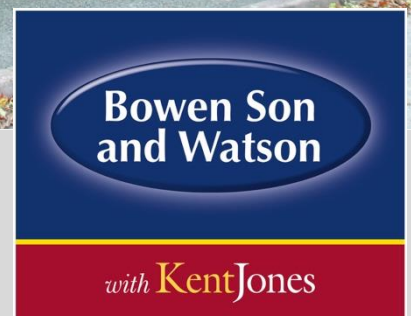




4 Church Street, Rhosymedre,
Wrexham, LL14 3EA
Asking Price: OIRO £130,000



ATTENTION INVESTORS - AN ATTRACTIVELY MAINTAINED THREE BEDROOM END TERRACED PROPERTY WITH SITTING TENANT - SUBJECT TO A SECURE LONG TERM RENTAL AGREEMENT.



4 Church Street, Rhosymedre,
Wrexham, LL14 3EA

- !!!!! ATTENTION INVESTORS !!!!!
- Attractively Maintained End Terrace
- Subject To Long Lease
- Hall. Lounge. Open Plan Dining Kitchen
- Three Bedrooms. Wet Room
- Front, Side and Rear Gardens. Brick Stores

Description:

ATTENTION INVESTORS. PROPERTY WITH SITTING TENANT. This attractively presented end of terrace property comprises an entrance hall; lounge with square opening to an open plan dining kitchen with light oak fronted units incorporating a built-under electric oven, ceramic hob and integrated fridge; landing to two double and one single bedrooms and a fully tiled wet room. Central heating is effected by a 'Worcester' gas combi boiler and PVCu double glazing is installed. Outside there are enclosed grounds to front and rear with a brick built store. The property is held on a five year rental agreement from 1st May 2021. Full details to bona fide applicants are available.

Location:

The property is situated on a quiet side street in Rhosymedre near the village of Cefn Mawr. The village is on the fringes of the picturesque Dee Valley with the larger towns of Wrexham and Llangollen only being a short drive away. Local amenities include Ty Mawr Country Park, Primary Schools, Medical Centre and a variety of Shops including a Tesco Supermarket.

Constructed

of brick-faced external cavity walls beneath a tiled roof.

The Accommodation

(with approximate room dimensions) on The Ground Floor comprises :-

Entrance Hall

6' 10" x 5' 10" (2.08m x 1.78m)

Approached through a part double glazed PVCu framed door. Radiator. Wood laminate floor. Smoke alarm. Understairs storage cupboard.

Lounge

12' 6" x 12' 0" (3.81m x 3.65m)

Living flame electric fire to a marble finished surround. Laminate flooring. Television and Sky aerial points. Four double power points. Radiator. Square opening to:

Dining Kitchen

18' 10" x 9' 4" (5.74m x 2.84m) and 11'8" (3.55m).

The Kitchen Area is fitted with light oak fronted units including a single drainer one-and-a-half-bowl stainless steel sink inset into a range of eight-doored base units with extended work surfaces, beneath which there is an integrated fridge, an electric oven and space for a washing machine. Inset ceramic hob with an integrated filter hood above set between a total of eight-doored suspended wall cabinets. Part double glazed PVCu framed external door with side reveals to rear garden. Radiator. Electric cooker point and four double power points exposed. Laminate flooring.



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

On The First Floor:

Landing

7' 11" x 5' 9" (2.41m x 1.75m)

Loft access-point. Central heating thermostat. Single power point.

No. 1 Bedroom

12' 10" x 9' 10" (3.91m x 2.99m)

Dado rail. Radiator. Two double power points.

No. 2 Bedroom

12' 0" x 9' 10" (3.65m x 2.99m)

Corner cupboard accommodating the "Worcester" combination gas fired central heating boiler. Radiator. Two double power points.

No. 3 Bedroom

8' 8" x 7' 10" (2.64m x 2.39m)

including a low level stair-head and mirror-fronted wardrobe. Radiator. Double power point.

Wet Room

7' 5" x 5' 4" (2.26m x 1.62m)

The shower area has a shower screen and mains thermostatic shower fitting. Vanity wash hand basin. Close coupled dual flush w.c. Fully tiled walls. "Wet" floor. Chrome ladder radiator. Painted timber panelled ceiling.

Outside:

Gravel and stone covered forecourt and side yard. At the rear there is a flagged PATIO leading onto lawns and a brick-built STORE SHED.

Services:

All mains services are connected subject to statutory regulations. THE CENTRAL HEATING is a conventional radiator system effected by the "Worcester" gas fired boiler situated in a cupboard in the second bedroom.

Tenure:

Freehold. Subject to a five year Tenancy Agreement from the 1st May 2021.

Viewing:

By prior appointment with the Agents.

Council Tax Band:

The property is valued in Band "B".

EPC:

EPC = D. A full copy of the Energy Performance Certificate (EPC) relating to this property is available electronically at <https://find-energy-certificate.digital.communities.gov.uk/> You will need to use the post code (LL14 3EA) and property name or number (4 Church Street).

Directions:

For satellite navigation use the post code LL14 3EA. Leave the A483 at junction 1 in Ruabon and follow the sign for Llangollen to a roundabout by ALDI Supermarket. Take the second exit onto the B5605. Continue into the village until eventually turning right onto the B5096 signposted Cefn Mawr. Continue for about two hundred yards then turn right onto Rock Road immediately after The Jolly Masons Pub. Turn second right onto Church Street and No. 4 will be seen on the right.



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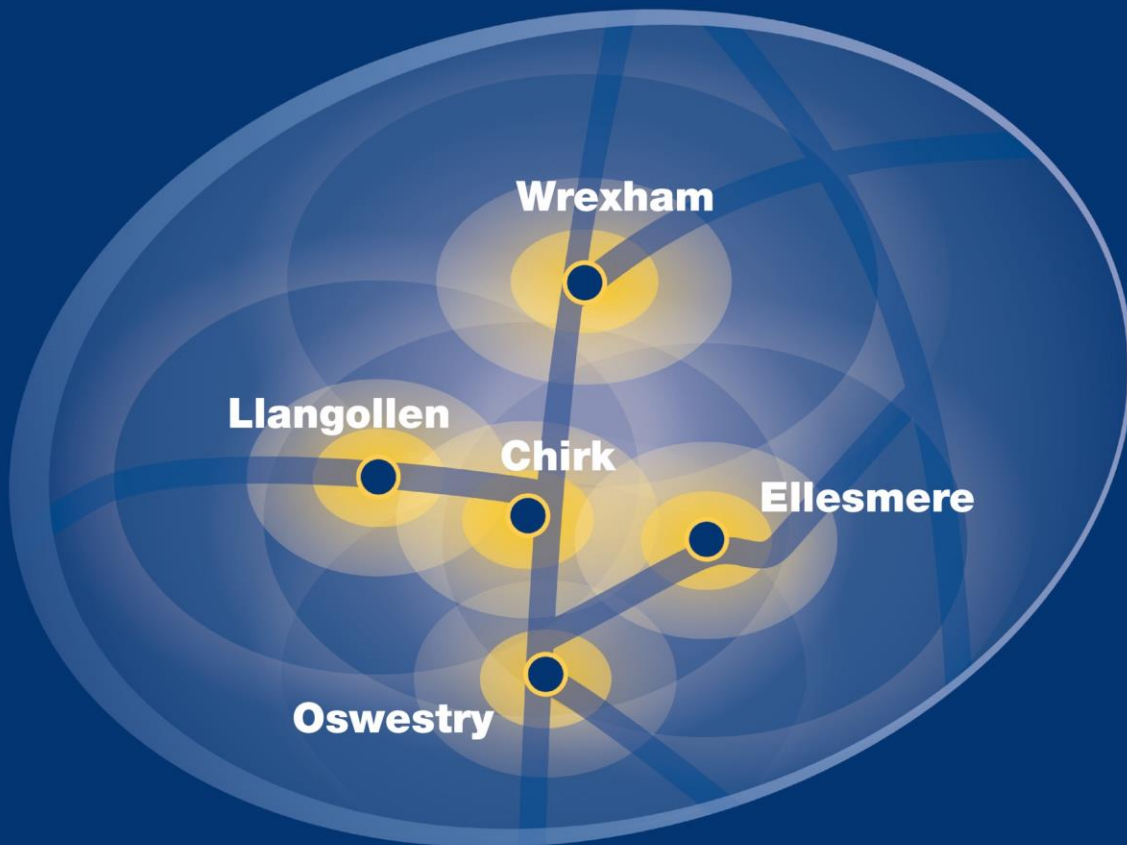
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