

# BOWEN

PROPERTY SINCE 1862



Asking Price £110,000

18 Smith Street, Rhosllanerchrugog,  
Wrexham LL14 1AR

🏠 2 Bedrooms

🚿 1 Bathroom

## 18 Smith Street, Rhosllanerchrugog, Wrexham LL14 1AR



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Your home may be repossessed if you do not keep up repayments on your mortgage

### General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this two bedroom semi-detached house is tucked away in a private spot within a short walk of all the village amenities. The bathroom is a good size and has been remodelled by the current owners in recent times. With double glazed windows throughout and a modern combination boiler, the property briefly comprises a living room; kitchen; utility room; bathroom; landing; main bedroom, and a further bedroom. EPC Rating – 56|D.

**Location:** Rhos is situated some three miles from Wrexham and only two miles from the nearest access-point onto the A483 town by pass by Starbucks, from where there is dual carriageway access to Chester (16 miles) and the north west motorway network beyond. The village itself provides schooling for all age groups, a wide range of local day-to-day amenities and a Health Centre.

### Accommodation

#### On The Ground Floor:

**Living Room:** 15' 0" x 9' 3" (4.58m x 2.82m) PVCu double glazed door and window to the front elevation. Radiator. Built-in shelving.

**Kitchen:** 12' 4" x 9' 7" (3.76m x 2.93m) PVCu double glazed window to the front elevation. Wall and base units with complementary work surfaces. Sink and drainer unit with mixer tap. Space for a range-style cooker. Space for a fridge/freezer. Plumbing for washing machine. Radiator. Wall tiling. Down-lighters. Understairs storage cupboard.

**Utility Room:** 5' 7" x 5' 2" (1.71m x 1.57m) Wood glazed door to the side elevation. Plumbing for washing machine. Tiled floor. "Glow-Worm" combination boiler.

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.

**Bathroom:** 13' 0" x 5' 1" (3.96m x 1.54m) PVCu double glazed window to the side elevation. Sky-lights to the side elevation. White three piece suite comprising a panelled bath with shower over, two sinks and a low level w.c. Radiator. Wall tiling. Tiled floor.

**On The First Floor:**

**Landing:**

**Bedroom 1:** 11' 11" x 11' 11" (3.62m x 3.62m) PVCu double glazed window to the front elevation. Radiator.

**Bedroom 2:** 15' 0" x 6' 9" (4.56m x 2.07m) PVCu double glazed window to the front elevation. Radiator.

**Outside:** Externally the garden enjoys a good degree of privacy and combines a paved Patio Area with a lawned section.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Glow-Worm" gas-fired combination boiler situated in the Utility Room.





**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

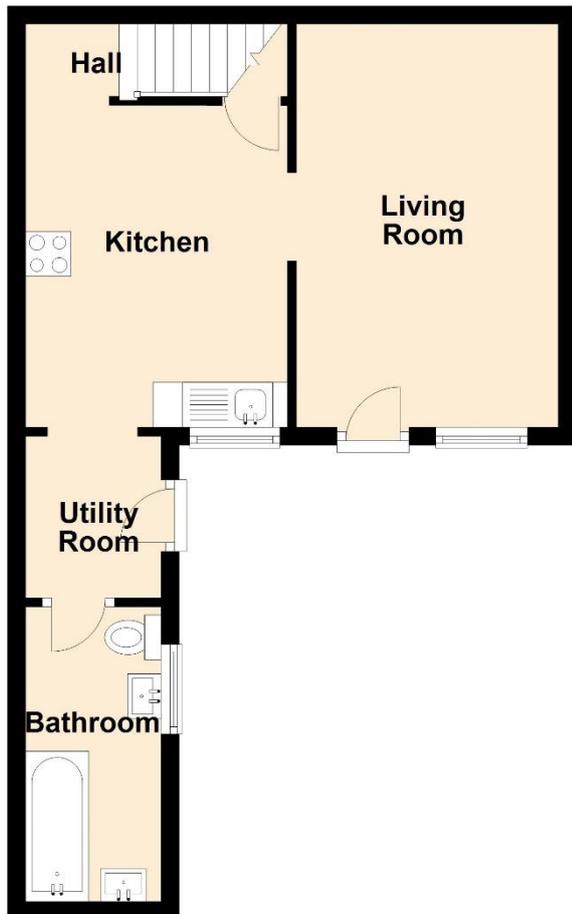
**Council Tax Band:** The property is valued in Band "A".

**Directions:** For satellite navigation use the post code LL14 1AR. Leave the A483 city by pass at exit 3 by Starbucks. At the roundabout take the third exit signposted Johnstown. Continue for just over a mile to the first set of traffic lights at which turn right. Continue up Hill Street to a mini-roundabout at which proceed straight across onto Market Street. Take the first left into Brook Street and then right into the public car park. At the end of the car park there is a public footpath at which turn right and down the lane to The Railway Inn. Walk through the parking area for No. 16 and then through the gate, which takes you to the front door of No.18.



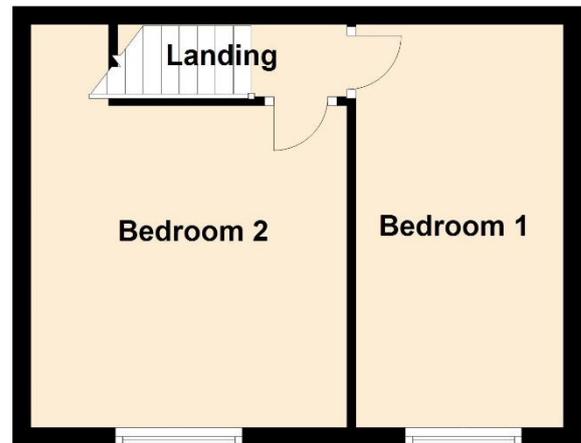
## Ground Floor

Approx. 34.5 sq. metres (371.7 sq. feet)



## First Floor

Approx. 26.6 sq. metres (286.1 sq. feet)



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