

BOWEN

PROPERTY SINCE 1862



Asking Price £150,000

2 Bedrooms 1 Bathroom

Gwynfryn, New Street, Rhos,
Wrexham LL14 1RE

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General Remarks

Boasting three reception rooms and two double bedrooms, this detached house is neutrally decorated throughout and also benefits from a modern kitchen and a four piece white bathroom suite. Double glazed throughout, the living accommodation briefly comprises an entrance hallway with feature stained glass door; living room; dining room; sitting room; kitchen; landing; main bedroom; further double bedroom and a bathroom. The property is well positioned for easy access to a wide range of local amenities in the village and an early viewing is advised. EPC Rating - 58|D.

Location: Rhos is situated some four miles from Wrexham and only two miles from the nearest access-point onto the A483 city 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 day to day amenities and a Health Centre.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door to the front elevation. Wooden stained-glass door to the front elevation. Radiator. Coved ceiling.

Living Room: 11' 11" x 9' 9" (3.64m x 2.97m) PVCu double glazed window to the front elevation. Radiator. Coved ceiling.

Dining Room: 12' 11" x 10' 1" (3.94m x 3.08m) PVCu double glazed window to the rear elevation. Two stained-glass windows to the side elevation. Radiator. Laminate flooring.

Sitting Room: 10' 1" x 8' 0" (3.07m x 2.43m) PVCu double glazed door and window to the side elevation. Radiator. Laminate flooring. Understairs storage cupboard.

Kitchen: 10' 11" x 8' 0" (3.32m x 2.44m) PVCu double glazed window to the side elevation. Modern wall and base units with complementary wood-effect work surfaces and splash-backs. Stainless steel sink and drainer unit with mixer tap. Integral electric oven and hob. Cooker hood. Plumbing for washing machine. Space for fridge freezer. Laminate flooring. Radiator.

On The First Floor:

Landing: Attic hatch.

Bedroom 1: 13' 6" x 12' 0" (4.12m x 3.66m) Two PVCu double glazed windows to the front elevation. Radiator.

Bedroom 2: 13' 0" x 8' 0" (3.96m x 2.44m) PVCu double glazed window to the rear elevation. Radiator.

Bathroom: 10' 11" x 8' 1" (3.33m x 2.46m) Two PVCu double glazed windows to the side elevation. White four piece suite comprising a panelled bath, shower cubicle, low level w.c. and wash hand basin set into cabinet. Wall tiling. Wood-effect flooring. Heated towel rail. Down-lighters.

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.



Outside: Externally there is a gravelled garden to the front elevation and a low maintenance courtyard garden to the rear, which enjoys a good degree of privacy.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted gas-fired boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "C".

Directions: For satellite navigation purposes use the post code LL14 1RE. Leave Wrexham on the Ruabon Road continuing all the way along through Rhostyllen to the roundabout beneath the A483. Take the second exit signposted Johnstown and after passing through Pentre Bychan, take the right-hand turning into Fennant Road. At the top of Fennant Road turn left into Johnson Street and then take the third turning on the left into New Street and the property will be observed towards the end of the street on the left-hand side.

