

# BOWEN

PROPERTY SINCE 1862



Asking Price £85,000

Gwynfa, Poplar Avenue, Rhosllanerchrugog,  
Wrexham LL14 1AE

🏠 2 Bedrooms

🚿 1 Bathroom

## Gwynfa, Poplar Avenue, Rhosllanerchrugog, Wrexham LL14 1AE

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### Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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

### General Remarks

Available with NO ONWARD CHAIN and in need of internal refurbishment throughout is this two bedroom semi-detached property located in a convenient position close to the shops and facilities of Rhos. Good sized garden to rear and double glazed windows and doors throughout. Potential for buy to let investment.

### Accommodation

#### On The Ground Floor:

**Lounge:** 14' 8" x 11' 1" (4.48m x 3.38m) Fitted carpet. Double glazed window to front elevation. Power points. Ceiling light fitting. Cupboard housing the electric consumer unit and electric meter. Part glazed PVCu entrance door. Television point. Telephone point. Staircase leading to First Floor. Coal effect gas fire set on a tiled hearth with a wooden surround.

#### **Kitchen/Diner:** 14' 8" x 12' 4" (4.47m x 3.76m)

Comprising a range of white gloss wall and base units with laminate work-top surfaces and tiled splash-back. Plumbing and space for a washing machine. Space for an electric cooker. Space for a tall fridge freezer. Power points. Single bowl stainless steel sink unit with draining-board. Two ceiling light fittings. Vinyl flooring. Double opening PVCu doors to garden. Wall mounted "Brazilia" gas wall heater.

#### On The First Floor:

**Landing:** Fitted carpet. Smoke alarm. Ceiling light fitting. Loft access.

**Bedroom 1:** 14' 9" x 11' 1" (4.50m x 3.39m) maximum. Fitted carpet. Two double glazed windows to the front elevation. Power points. Ceiling light fitting. Wall-light fitting.

**Bedroom 2:** 12' 3" x 8' 10" (3.74m x 2.69m) Fitted carpet. Double glazed window to rear elevation. Power points. Ceiling light fitting. Cupboard housing the immersion tank and cold water tank and timer.

**Bathroom:** 9' 7" x 5' 7" (2.93m x 1.69m) Comprising a three piece cream suite to include low level w.c., pedestal wash hand basin and a panelled bath. Wall tiling. Frosted double glazed window to the rear elevation. Ceiling light fitting. Wood-effect vinyl flooring.

**Outside:** Gated side access. Raised concrete Seating Area with steps leading down to the lower garden which is gravelled. Fenced boundaries. Outdoor lighting. Detached Outbuilding. On-Street Parking.

**Services:** All mains services are connected subject to statutory regulations. There is currently no central heating system to the property. Immersion located in second bedroom.

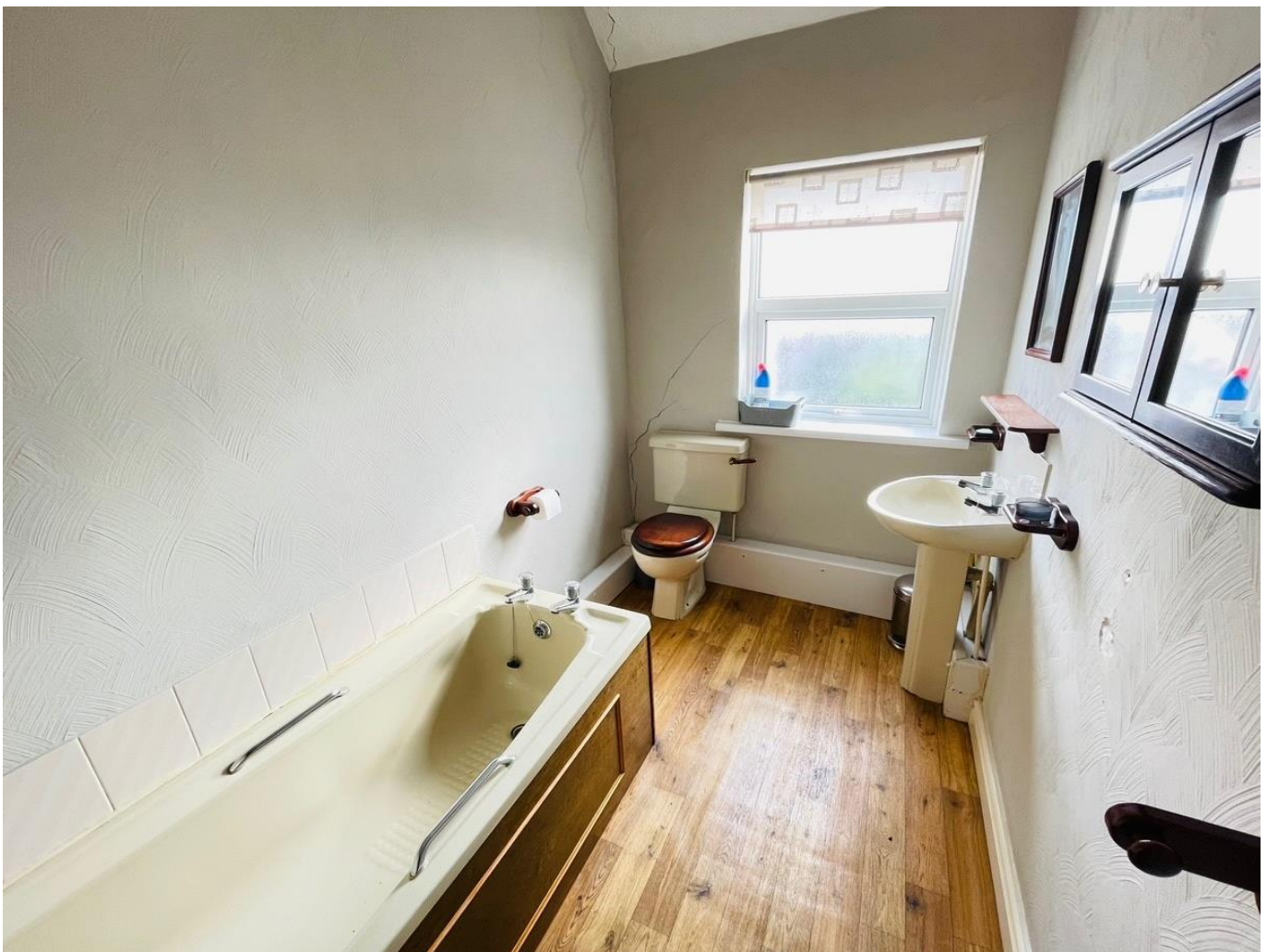
**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

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

**EPC:** EPC Rating – 49JE.

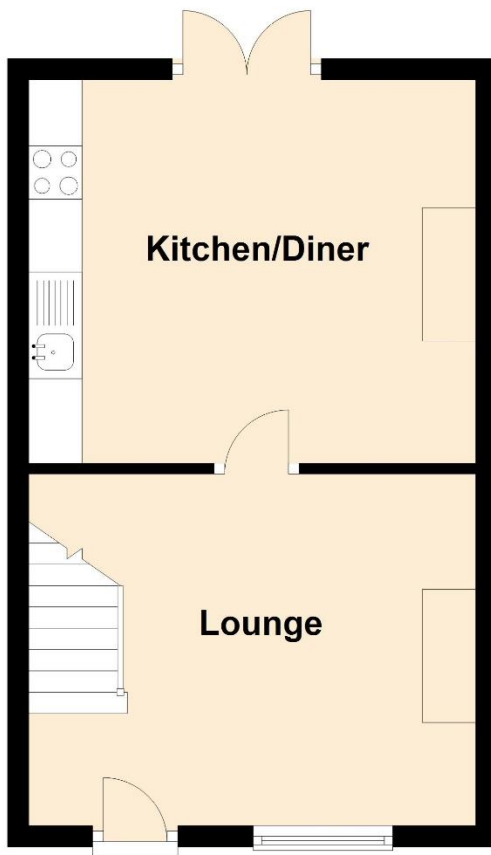
**Council Tax Band:** The property is valued in Band "B".

**Directions:** For satellite navigation purposes use the post code LL14 1AE. Leave the A483 city by-pass at exit 3 by Starbucks. At the roundabout take the third exit signposted Johnstown. Continue for just over mile to the first set of traffic lights at which turn right. Continue up Hill Street taking a right-hand turning in to Stryt y Frenhines. Continue along Stryt y Frenhines until reaching the Stiwt Theatre and take a left-hand turn into Poplar Avenue. The property will be seen towards the end of the road on the left-hand side.



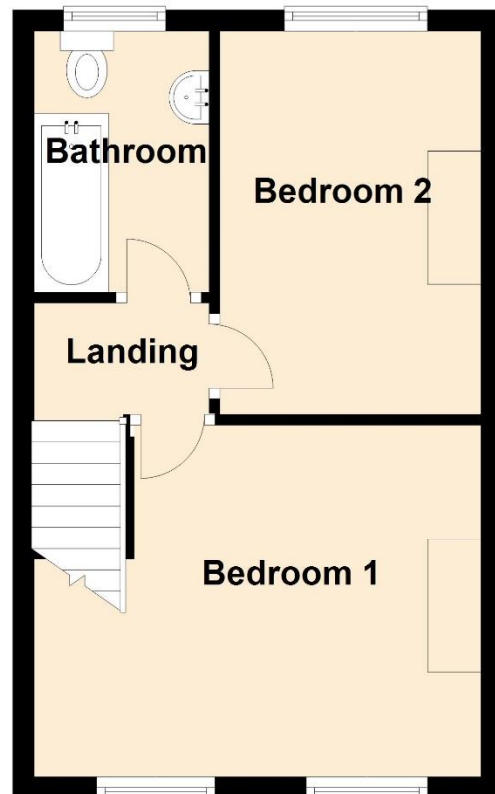
## Ground Floor

Approx. 29.4 sq. metres (316.3 sq. feet)



## First Floor

Approx. 29.4 sq. metres (316.3 sq. feet)



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.