

# BOWEN

PROPERTY SINCE 1862



Asking Price £90,000

59 Market Street, Rhos,  
Wrexham LL14 2LA

🏠 2 Bedrooms

🚿 1 Bathroom



## 59 Market Street, Rhos, Wrexham LL14 2LA

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### General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this two double bedroom end of terrace occupies a prominent position in the village with a good range of local amenities within easy walking distance. Attached to the house there is a garage / workshop which is over 30 foot long and could be used in various different ways by the new owners. Double glazed throughout, the property has a combination boiler and briefly comprises a living room; dining room; kitchen; landing; two double bedrooms and a family bathroom with a white four piece suite. Sure to suit both a first time buyer or investment purchaser. An early viewing is advised. EPC Rating - 65|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:

**Living Room:** 13' 10" x 9' 11" (4.22m x 3.03m) PVCu double glazed door and window to the front elevation. Radiator. Gas fire.

**Dining Room:** 13' 6" x 11' 11" (4.12m x 3.62m) PVCu double glazed window to the rear elevation. Two radiators. Gas fire. Built-in storage.

**Kitchen:** 13' 5" x 6' 4" (4.10m x 1.93m) PVCu double glazed door and window to the side elevation. Modern-style wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral electric oven and separate grill. Plumbing for washing machine. Integral dishwasher. Space for fridge/freezer. Wall tiling. Radiator.

#### On The First Floor:

**Landing:** PVCu double glazed window to the side elevation. Radiator. Cupboard housing an "Ideal Logic Combi 24" boiler. Built-in storage.

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**Bedroom 1:** 12' 9" x 10' 4" (3.89m x 3.15m) PVCu double glazed window to the front elevation. Radiator. Built-in storage.

**Bedroom 2:** 13' 9" x 7' 6" (4.19m x 2.29m) PVCu double glazed window to the rear elevation. Radiator.

**Bathroom:** 6' 4" x 3' 11" (1.93m x 1.20m) PVCu double glazed window to the side elevation. White four piece suite comprising a panelled bath, separate shower, low level w.c. and pedestal wash hand basin. Fully tiled walls. Radiator.

**Garage/Workshop:** 31' 4" x 14' 4" (9.54m x 4.38m)

**Services:** All mains serviced are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Ideal Logic Combi 24" gas-fired combination boiler situated in a cupboard off the Landing.

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

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

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





**Directions:** For satellite navigation purposes use the post code LL14 2LA. 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 to a mini-roundabout, at which proceed straight across onto Market Street. As the road bends to the right, the property will be observed on the left-hand side of the road just as the road becomes one way.

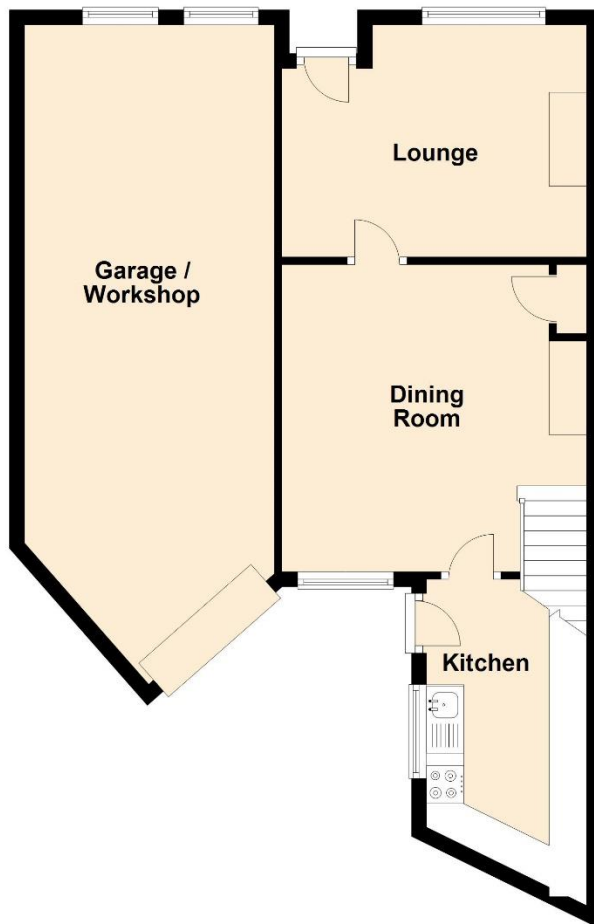
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### Ground Floor

Approx. 64.7 sq. metres (696.8 sq. feet)



### First Floor

Approx. 37.3 sq. metres (401.9 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.

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