

# Town & Country

Estate & Letting Agents

Erw Gerrig, Rhosllanerchrugog, Wrexham

£172,500



Located within this popular village situated to the south of Wrexham with easy access to a range of local amenities and motorway networks this beautifully presented property needs to be viewed to be fully appreciated. Benefiting from UPVC double glazing along with gas central heating the property comprises an entrance hall, a through lounge/dining room featuring a lovely fireplace, a recently installed contemporary kitchen and off the first floor landing two bedrooms and a beautiful modern bathroom suite. Externally to the front of the property is a golden gravel forecourt with vehicular access to the side of the property which leads to a detached garage and the rear garden.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
info@townandcountrywrexham.com

TEL: 01978 291345



## ENTRANCE HALL

The property is entered through a leaded stain glass double glazed UPVC front door which opens to an oak flooring with a radiator and stairs rising to the first floor accommodation. Other features include recessed downlights and a door that opens to the living room.



## LIVING ROOM

24'4" x 11'4"

The living room features a bay window that faces the front elevation, two radiators, an under stairs storage space, a beautiful fireplace with exposed brickwork beneath an oak beam housing a log burner. An open throughway leads to the kitchen.



## KITCHEN

14'4" x 9'8"

A recently installed stunning kitchen fitted with a range of wall base and drawer units complimented by brass coloured handles. The kitchen worksurface space houses a single bowl

sink unit with a mixer tap. The integrated appliances include a a hob and a double oven. Other features of the kitchen include a ceramically tiled floor, recessed downlights set within the ceiling, a large skylight, a window that faces the rear elevation and a timber glazed door opens to the rear hall.



## REAR HALL

The rear hall comprises of a ceramically tiled floor, partially panelled walls, an open throughway to the utility area, a door opening to the cloakroom W/C and an opaque UPVC double glazed door opening to the rear garden.



## CLOAKROOM W/C

4'8" x 2'6"

The cloakroom W/C features partially panelled walls, a radiator and an opaque window to the side elevation.



## UTILITY

8 inches times 3'9"

The utility is fitted with wall and drawer units and features plumbing for a washing machine with a solid wood worksurface above with a tiled splashback, a quarry tiled floor and an opaque window to the rear elevation.

## FIRST FLOOR LANDING

17'8" x 6'10" max

The first floor landing comprises of an opaque window to the side elevation, a built in cupboard housing the gas combination boiler, doors that open to both bedrooms and the bathroom and access to the loft.



## BATHROOM

7'10" x 7 feet

The bathroom is installed with a lovely contemporary four piece white sweet comprising of a low level W/C, a corner shower enclosure, partially tiled walls, timber laminate flooring, a chrome heated towel rail, an opaque window that faces the rear elevation and

recessed downlights set within the ceiling.



## BEDROOM ONE

14'6"×10'6"

This room features two windows that face the front elevation and a radiator.



## BEDROOM TWO

11'3"×9 feet feet 6 inches

This room features a window that faces the rear elevation, a radiator and a range of fitted wardrobed with sliders.

## Services

The agents have not tested any of the appliances listed in the particulars.

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most

competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	