

# Town & Country

Estate & Letting Agents

Hill Street, Rhosllanerchrugog, Wrexham

£240,000



Located in the heart of this popular village, this spacious detached home provides easy access to Wrexham city centre, local motorways, and various amenities. While it requires modernization, the property includes central heating and UPVC double glazing. The ground floor features a vestibule, reception hall with a wet room, a sitting room, a living/dining room, a kitchen, and a rear hallway. Upstairs, the first-floor landing leads to a bathroom with a separate WC and four bedrooms, one with en-suite facilities.

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## Description

Situated near the heart of this popular village, this substantial detached home offers convenient access to Wrexham city centre, local motorways, and a variety of day-to-day amenities. In need of modernization, the property benefits from central heating and UPVC double glazing. The ground floor comprises a vestibule, reception hall with an adjacent wet room, a sitting room, a living/dining room, a kitchen, and a rear hallway. Upstairs, off the first-floor landing, there is a bathroom with a separate WC, along with four bedrooms, one of which features en-suite facilities.

## Vestibule

The property is entered through a composite opaque double-glazed door, leading into a space with partially tiled walls, mosaic tiled flooring, and an open walkway into the reception hall.

## Reception Hall

18'3 x 5'2 (max)

With a continuation of the mosaic tile flooring to a reception hall with stairs off rising to the first floor accommodation with spindle balustrades, a radiator and doors opening to the living/dining room, sitting room and wet room



## Wet Room

11'4 x 3'9

Fitted with a dual-flush low-level WC, a pedestal wash hand basin, a wall-mounted thermostatic shower with panelled walls, a radiator, and an opaque window to the side elevation.

## Sitting Room

13'3 x 12'6

Featuring a window to the front elevation with a radiator below, a coved ceiling, and a picture rail.



## Living/Dining Room

26' x 12'8

A double-aspect room with windows facing both the front and rear elevations, a radiator, coved ceiling, and a marble hearth with an Adam-style surround. The living and dining areas are separated by an open walkway.



## Dining Area



## Rear Hall

7'8 x 5'5

With doors opening to the kitchen and under-stairs storage cupboard, a window to the rear elevation, and a UPVC double-glazed back door.



## Kitchen

11'2 x 7'7

Fitted with light wood grain-effect wall, base, and drawer units, complemented by stainless steel handles, and a work surface with a stainless steel single drainer sink unit and mixer tap. There is space for a cooker, space and plumbing for a washing machine, partially tiled walls, a window facing the rear elevation, and a wall-mounted gas combination boiler.

## First Floor Landing

Featuring a cloakroom WC situated at the turn of the staircase, with a continuation of the banister and spindle balustrades from the entrance hall. A window faces the front elevation, and there is a radiator, along with doors leading to all four bedrooms and the two bathrooms.



## Cloakroom W.C.

Fitted with a low-level WC and wash hand basin, partially tiled walls, and a window to the rear elevation.



## Bedroom One

12'9 x 12'9

Featuring a window facing the front elevation, a radiator below, and a door opening to an en-suite bathroom.



### Ensuite

Fitted with a low-level WC, a wash hand basin, and partially tiled walls.



### Bedroom Four

12'8 x 7'

The window faces the rear elevation and is accompanied by a radiator.



### Bedroom Two

12'10 x 13'

With a window facing the front elevation and radiator below.



### Bathroom

8'6 x 4'8

Fitted with a panel bath with an electric shower above, a pedestal wash hand basin, partially tiled walls, a radiator, and a window to the side elevation.



### Bedroom Three

11'4 x 12'6

With a radiator and a window facing the rear elevation.



### Externally

Accessed through an iron gate, a concrete pathway leads to the front door and continues along the side of the property to the rear garden. There is vehicular access for off-road parking, as well as a predominantly lawned garden.

### Addendum

The following applicants will be favoured:

- A first-time buyer who has
- A local connection of 5 years within the community of Wrexham or neighbouring community. Local connection being:
  - o A person(s) who is living within the community of Wrexham or neighbouring community, for a continuous

- period of 5 years immediately preceding the date upon which the sale completes
- o OR a person(s) is working within the community of Wrexham or neighbouring community, for a continuous period of 5 years immediately preceding the date upon which the sale completes
- o OR has a close family connection, who within the community of Wrexham or neighbouring community, for a continuous period of 5 years immediately preceding the date upon which the sale completes
- OR
- A first-time buyer who has
  - o previously lived within the community of Wrexham or neighbouring community for at least 5 years, and would like to return to live in the area

The above eligibility will be assessed upon an offer being made"

### Mortgage Advice (Wrexham)

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.

### Services (Wrexham)

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

### To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

### Viewings (Wrexham)

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

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	