

# Town & Country

Estate & Letting Agents

Garden Road, Rhosllanerchrugog,  
Wrexham

£149,950



This property sits on a generous sized corner plot in a popular area offering access to local motorway networks, Wrexham City centre, shops and schools. This three-bedroom semi-detached property benefits from gas central heating along with UPVC double glazing with an internal accommodation comprising of an entrance hall, kitchen, dining room and living room, the first floor landing with doors off opening to all three bedrooms and the family bathroom.

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### ENTRANCE HALL

The property is entered through an opaque UPVC double glazed front door opening to an entrance hall with a radiator, a window facing the front elevation, doors off opening to the dining room kitchen and cloakroom WC.

### CLOAKROOM WC

Installed with a low level WC wash hand basin, an opaque window to the side elevation and partially tiled walls.



### KITCHEN

12'8 x 7'0

Fitted with lightwood grain effect wall and base units along with worksurface space housing a stainless-steel single drainer sink unit with space and plumbing for a washing machine, space for a cooker, and windows to side and rear elevations, wall mounted ideal logic gas Combi boiler, radiator and UPVC double glazed door opening to the side elevation.



### DINING ROOM

12'0 x 10'4

With a window facing the front elevation a radiator below, a ceramic tile ornamental fireplace, and an open through way to the living room.



### LIVING ROOM

12'5 x 12'0

With a window facing the rear elevation with the radiator below and an ornamental electric fire and surround.

### FIRST FLOOR LANDING

With a window facing the side elevation, access to the loft and doors opening to all three bedrooms and the bathroom.

### BEDROOM ONE

11'10 x 11'40

With a built-in corner cupboard, windows to the rear elevation and radiator.

### BEDROOM TWO

11'5 x 10'5

Having a window to the front elevation with the radiator below.

### BEDROOM THREE

9'0 x 7'0

With a window and radiator below.

### EXTERNALLY

The property sits on a general sized predominantly lawned corner plot with iron Gates opening to off-road parking and pedestrian access. To the rear of the property there is a brick outbuilding and timber shed along with an outside light.

### SERVICES TO PROPERTY

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

Tenure:

Council Tax:

### ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978291345.

### SUBMIT AN OFFER

If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.

### MORTGAGE SERVICES

Town and Country Estate Agents Wrexham can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our 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 01978291345. . Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount

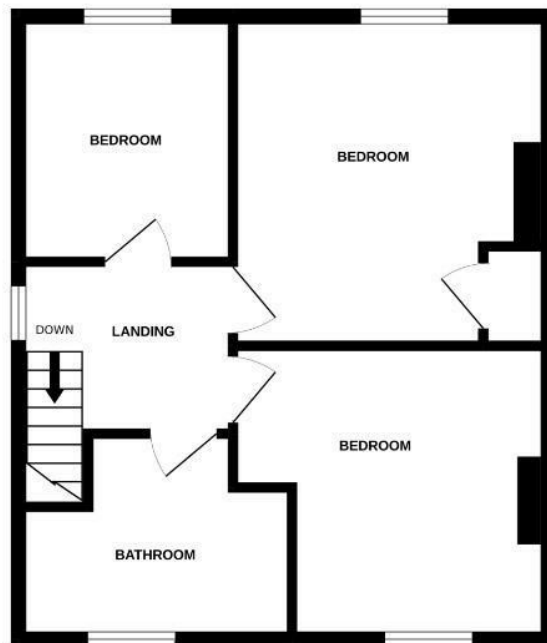
may be charged.

YOUR HOME MAY BE REPOSSESSED IF  
YOU DO NOT KEEP UP REPAYMENTS ON  
YOUR MORTGAGE.

GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.