Town & Country

Estate & Letting Agents

Ffordd Gwynedd, Rhosllanerchrugog, Wrexham

£180,000

Located in a popular village south of Wrexham, this three-bedroom semi-detached home offers convenient access to the city centre, motorway links, local amenities, and schools. The property features UPVC double glazing and gas central heating, with accommodation comprising an entrance hall, living room with French doors to an orangery, and a modern kitchen/diner. Upstairs are three bedrooms and a contemporary bathroom. Outside, there is paved off-road parking with gated access to additional parking and a detached garage. The front garden is mainly lawned with sleeper borders, while the rear garden features a lawn, slate chip pathway, and mature planting.

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DESCRIPTION

Situated in this popular village south of Wrexham, this three-bedroom semi-detached home offers easy access to the city centre, local motorway networks, a range of everyday amenities, and schools. Benefiting from UPVC double glazing and gas central heating, the accommodation briefly comprises an entrance hall, a living room with French doors opening into an orangery, and a modern kitchen/dining room. The first-floor landing provides access to three bedrooms and a contemporary bathroom suite.

Externally, the front of the property features a paved driveway providing off-road parking in front of double gates, which open to further parking and a detached garage. The front garden is raised with sleeper borders and mainly laid to lawn, while the rear garden includes a slate chip pathway, lawn, and a variety of mature plants and shrubs.

LOCATION

To reach Rhosllanerchrugog from Wrexham city centre:

Head southwest on the A5152 (Regent Street) out of the city centre.

Continue onto the A525 (Bridge Street) following signs for Johnstown and Rhos.

At the roundabout, take the left onto the B5605 toward Johnstown.

Continue straight through Johnstown and follow signs into Rhosllanerchrugog.

Once in the village, follow local signage to reach Ffordd Gwynedd or use sat nav for precise directions.

EXTERNALLY FRONT

To the front, the property features paved and slate chip off-road parking alongside a raised lawned garden with a sleeper border, planted flower bed, and hedged boundary. Double timber gates to the side provide access to additional parking.

ENTRANCE HALL

The property is accessed via a composite double-glazed front door, opening into an area with woodgrain-effect laminate flooring, a radiator, stairs leading to the first floor, an open walkway to the kitchen/diner, and a door to the living room.

LIVING ROOM

15'10 x 11'8

Featuring woodgrain-effect laminate flooring, a front-facing window with a contemporary anthracite column radiator beneath, an electric fire set within an Adam-style surround, and UPVC double-glazed French doors leading into the Orangery.

ORANGERY

10'5 x 8

Finished with a ceramic tiled floor and double-glazed frame, complemented by French doors that open out to the rear garden.

KITCHEN/DINER

15'9 x 12'2

The kitchen is equipped with a range of modern wall, base, and drawer units, complemented by stainless steel handles and woodgrain-effect work surfaces. It includes a stainless steel one-and-a-half bowl sink unit with an adjustable mixer tap and tiled splashback. Integrated appliances comprise a stainless steel oven, hob, extractor hood, fridge, and freezer, with space and plumbing for a washing machine. The flooring is woodgrain-effect laminate, and recessed downlights are set within the ceiling. There is a cupboard housing the Ideal Logic gas combination boiler. The kitchen features two windows facing the rear elevation, one window to the front, one to the side, and a UPVC opaque double-glazed door opening to the side of the property.

FIRST FLOOR LANDING

With access to the loft space, a window overlooking the rear elevation, and doors leading to all three bedrooms and the bathroom.

BATHROOM

6'10 x 5'6

The bathroom features a modern suite, including a panel bath with a waterfall-style mixer tap, a handheld shower extension, and an electric shower, all with a protective glass screen above. A vanity unit houses a dual-flush low-level WC and a washbasin with a waterfall-style mixer tap. The walls are fully tiled, and the room is equipped with a column-style

traditional radiator, recessed downlights in the ceiling, and a uPVC window to the rear elevation.

BEDROOM ONE

12 x 10'4

Featuring a wardrobe alcove with hanging space and ample shelving, as well as a deep built-in cupboard with shelves for additional storage and a radiator below the window.

BEDROOM TWO

11'4 x 7'9

With a window overlooking the front elevation and a radiator below.

BEDROOM THREE

8'5 x 7'6

Featuring a window overlooking the rear elevation, with a radiator below.

REAR GARDEN

The property features a paved pathway with additional parking in front of the detached garage, which has an up-and-over door. The garden is mainly laid to lawn, with mature plants and shrubs, enclosed by timber fence panels. It also includes external lighting and a water supply.

Viewings

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

To Make an Offer

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

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.

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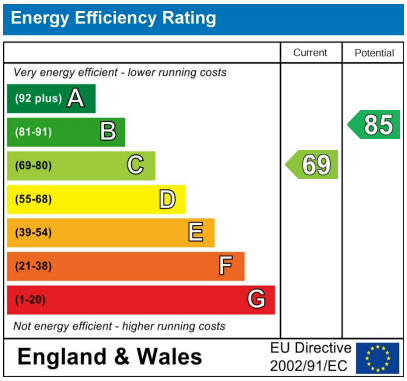

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