

# Town & Country

Estate & Letting Agents

Smith Street, Rhosllanerchrugog,  
Wrexham

£165,000



Situated on a generous-sized plot in the heart of this popular village, the property benefits from a side garden, courtyard, garage, and off-road parking to the rear. It features UPVC double glazing, gas central heating, and internal accommodation comprising an entrance hall, living room, dining room, and kitchen. The first floor offers a modern three-piece bathroom suite and three bedrooms. This property is offered for sale with the benefit of no onward chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

**TEL: 01978 291345**



### DESCRIPTION

A well-proportioned three-bedroom home situated in the heart of a popular village. The property offers a spacious living room, separate dining room, and a fitted kitchen. Upstairs comprises three bedrooms and a modern bathroom. Outside, there is a side garden, rear courtyard, detached garage, and off-road parking. The home benefits from UPVC double glazing and gas central heating and is offered for sale with no onward chain.

### LOCATION

Smith Street is situated within the village of Rhos, near Wrexham. The area offers a range of local amenities including shops, schools, and public transport links. It provides convenient access to Wrexham town centre and surrounding areas via local road networks, with the A483 nearby for routes towards Chester and Oswestry. The village has a mix of residential properties and community facilities, offering a well-established setting close to both town and countryside.

### ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door, opening into a hallway with doors leading to the living room and dining room, and stairs rising to the first-floor accommodation.



### LIVING ROOM

13'6" x 11'4"

Featuring a bay window to the front elevation and an additional window to the side, this room includes a radiator and a wall-mounted electric fire.



### DINING ROOM

11'4" x 11'6"

Having a window to the side elevation and another to the rear, with a radiator beneath, this room also offers a doorway leading to the kitchen.



### KITCHEN

14'6" x 7'8"

Fitted with a range of wall and base units providing ample work surface space, incorporating a stainless steel

single drainer sink unit with mixer tap and tiled splashback.

There is an integrated stainless steel oven, hob, and extractor hood, along with a wall-mounted Baxi gas combination boiler. The kitchen also features understairs storage space, windows to the rear and side elevations, and an opaque UPVC double-glazed back door.



### GARAGE

A detached single garage with timber doors to the side and an up-and-over front door.

### FIRST FLOOR LANDING

With doors leading to the bathroom and three bedrooms, along with access to the loft.



### BATHROOM

8'1" x 7'1"

Fitted with a modern three-piece white suite comprising a panelled bath with mixer tap and shower extension, a dual flush low-level WC, and a vanity unit with mixer tap.

The room also features partially tiled

walls, a radiator, extractor fan, and an opaque window to the rear elevation.



## BEDROOM ONE

11'2" x 9'6"

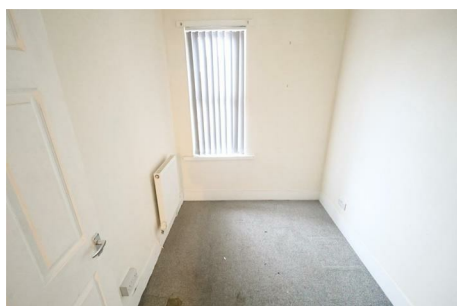
Includes a fitted floor-to-ceiling cupboard, radiator, and a window to the rear elevation.



## BEDROOM TWO

11'3" x 8'0"

With a window to the front elevation and radiator.



## BEDROOM THREE

8'5" x 6'0"

With a window to the front elevation and radiator.

## ADDENDUM

Potential purchasers should be aware that the property requires some attention to address damp present on the ground floor.



## EXTERNALLY

To the front of the property, timber gates open onto paved pathways leading to the front door and along the left-hand side of the house. The garden is predominantly laid to lawn with a brick-block patio area, artificial lawn, and shrubbed beds and borders. To the rear, there is a paved and brick-block courtyard with access to the garage and a timber gate opening to off-road parking.

An outside light and water supply are also provided.

## 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.

