

# Town & Country

Estate & Letting Agents

Market Street, Rhosllanerchrugog,  
Wrexham

£100,000



A two-bedroom terraced home in the heart of the village, within walking distance of local amenities. The property offers uPVC double glazing, gas central heating, two reception rooms, a fitted kitchen, and a spacious bathroom, and is available with no onward chain.

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### DESCRIPTION

Situated in the heart of this popular village, within easy walking distance of a wide range of local amenities, this two-bedroom terraced property benefits from uPVC double glazing and gas central heating. The accommodation briefly comprises an entrance hall, dining room with open access to the living room, fitted kitchen with integrated oven, hob and extractor, and to the first floor two bedrooms and a spacious bathroom with a white three-piece suite. Offered for sale with no onward chain.



### LOCATION

Market Street is situated in the village of Rhosllanerchrugog, which offers a variety of local shopping options and social amenities, all within easy reach. The area benefits from good road links to the A483 bypass, which connects Wrexham to Chester and Shropshire, making it ideal for daily commuting to the Wrexham Industrial Estate. The village is also served by primary and secondary schools, as well as local doctors and dental services.

### ENTRANCE HALL

The property is entered via a composite opaque double-glazed front door, opening into an entrance hall with ceramic tiled flooring, radiator, stairs rising to the first floor, and a door leading to the dining room.



### DINING ROOM

11'6 x 9'9

Featuring woodgrain-effect laminate flooring, an under-stairs storage cupboard, a rear-facing window with radiator below, and an ornamental fireplace with wooden mantel. A door leads to the kitchen and there is an open walkway into the living room.



### LIVING ROOM

9'10 x 9'4

With continuation of the woodgrain-effect laminate flooring, an ornamental fireplace, and a front-facing window with radiator.



### KITCHEN

11'6 x 6'6

Fitted with gloss-fronted wall and base units with stainless steel handles and complementary work surfaces incorporating a stainless steel single drainer sink with mixer tap and tiled splashbacks. Integrated appliances include a stainless steel oven, hob, and extractor hood. There is housing for the combination boiler, space and plumbing for a washing machine, windows to the side and rear elevations, and a uPVC double-glazed door opening to the rear courtyard.

### FIRST FLOOR LANDING

With a radiator, access to the loft space, and doors opening to the bathroom and both bedrooms.



### BEDROOM ONE

12'9 x 9'7

With a front-facing window and radiator.





## BEDROOM TWO

11'6 x 6'8

With a rear-facing window and radiator.



## BATHROOM

11'3 x 6'6

Installed with a white three-piece suite comprising a P-shaped panelled bath with mixer tap, shower extension and curved screen, low-level WC, and pedestal wash basin. The room has partially tiled walls, a radiator, an opaque rear window, and an extractor fan.

## EXTERNALLY

To the front of the property is a paved courtyard enclosed by iron railings and a gate. To the rear is a concrete courtyard enclosed by walling, with a timber rear gate and external lighting.

## Services

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

Freehold

Council Tax Band - B (£1706 Per Year)

## 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.

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