



### **3 Rosebine View, Wrexham, LL11 4LD**

**O.I.R.O £145,000**

A 3 Bedroom Mid Terrace House available with NO ONWARD CHAIN in the popular village of Gwersyllt, with good local amenities and transport links. The property briefly consists of Entrance Hallway, Living Room and Kitchen to the ground floor and 3 Bedrooms and a Family Bathroom to the first floor. Externally there is an enclosed low maintenance garden with brick built storage sheds to the rear. Viewing is essential to appreciate all this property has to offer, don't miss out, call Olivegrove today on 01978 750234 to arrange a viewing.

### Entrance Hallway

Tiled Floor, radiator, light fitting, stairs rising and doors off to:

### Living Room 13'4" x 19'5" max (4.08 x 5.94m max)



UPVC Double glazed windows to front and rear elevations, Laminate flooring 2 x Light fittings, Radiator, TV point, Sockets and switches.

### Kitchen 10'4" x 8'10" (3.17 x 2.71m)



UPVC Double glazed windows to rear elevation, Tiled floor and part tiled walls, Light fittings, Radiator, Sockets and Switches. A range of base, wall and drawer units with complimentary worktop over, stainless steel sink and spaces for washing machine, fridge and slot in oven.

### Landing

Light fitting, Access to attic and doors off to:

### Bedroom 1 13'8" x 10'7" (4.17 x 3.24m)



UPVC Double glazed windows to front elevation, Laminate flooring, Built in cupboard, Light fitting, Radiator, Sockets and switches.

### Bedroom 2 8'9" x 15'10" max (2.67 x 4.84m max)



UPVC Double glazed windows to the rear elevation, Laminate flooring, Built in cupboard housing Worcester combi boiler, Light fitting, Radiator, Sockets and switches.

### Bedroom 3 10'7" x 6'9" (3.25 x 2.08m)



UPVC Double glazed windows to the front elevation, Laminate flooring, Light fitting, Radiator, Sockets and switches.

### Bathroom 7'6" x 8'7" max (2.30 x 2.63m max)



2 x UPVC Double glazed windows to the rear elevation, Part tiled walls and vinyl flooring. Panelled bath with electric shower with glass screen over. Pedestal basin and close couple W.C. Light fitting and extractor.

### Externally

#### Front

Mainly laid to lawn, with a path to the front door and rear of the property.

#### Rear



A low maintenance enclosed garden mainly laid to gravel, with patio area and raised beds. 2 Brick built storage sheds.

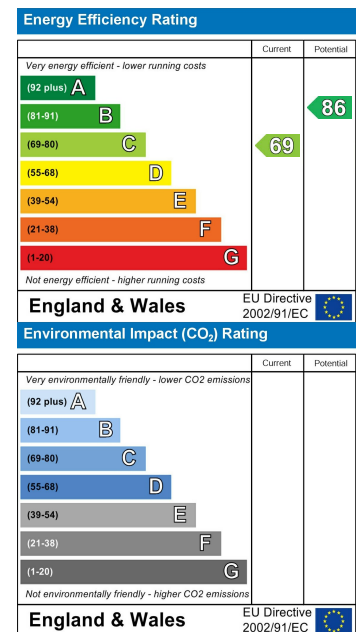


## Floor Plan

## Area Map



## Energy Efficiency Graph



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.