

# Town & Country

Estate & Letting Agents

Queen Street, Rhosllanerchrugog,  
Wrexham

£149,950



This well-presented three-bedroom terraced home is set in a popular village south of Wrexham, with easy access to the city centre, motorway links, and local amenities. It offers UPVC double glazing and gas central heating, with accommodation comprising a vestibule, entrance hall, dining room, bay-fronted living room, fitted kitchen, rear hall, and a modern ground floor bathroom with a spa bath. Upstairs are three good-sized bedrooms. Externally, there is a paved forecourt and a low-maintenance rear garden with artificial lawn and decking.

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### DESCRIPTION

This well-presented three-bedroom terraced property is situated in a popular village to the south of Wrexham, offering convenient access to the city centre, motorway networks, and a range of local amenities. The property benefits from UPVC double glazing and gas central heating. The accommodation briefly comprises a vestibule, entrance hall, dining room, and a living room with a bay window to the front elevation. The kitchen is fitted with a range of shaker-style wall, base, and drawer units. A rear hall provides access to the garden and the ground floor bathroom, which features a modern white four-piece suite, including a spa bath with a television above. To the first floor are three well-proportioned bedrooms. Externally, the front of the property offers a paved forecourt, while the rear garden is designed for low maintenance, featuring paving, artificial lawn, slate chippings, and a decked patio area.



### LOCATION

Rhosllanerchrugog is a well-established and popular village community located to the south-west of Wrexham. The area offers a wide range of local amenities including shops, supermarkets, schools, cafés and healthcare facilities, along with good public transport links. There is convenient access to Wrexham

city centre, the A483 and wider motorway networks, making it ideal for commuters. The surrounding countryside provides pleasant walking routes and open green spaces, combining village living with excellent connectivity.

### VESTIBULE

Accessed via an opaque composite double-glazed door, with quarry tiled flooring laid in a herringbone pattern. A glazed internal door leads into the entrance hall.

### ENTRANCE HALL

Featuring woodgrain-effect laminate flooring, a radiator, decorative archway, and stairs rising to the first floor. A partially glazed door leads to the dining room.



### DINING ROOM

12'6 x 10'5

With woodgrain-effect laminate flooring, a rear-facing window, and an under-stairs storage cupboard. Includes an anthracite column radiator, access through to the kitchen, and a larger opening into the living room.



### LIVING ROOM

13'2 x 9'7

Continuing the laminate flooring from the dining room, this space features a bay window to the front elevation, provision for a wall-mounted TV, and an anthracite column radiator.



### KITCHEN

8'10 x 7'7

Fitted with a range of shaker-style wall, base, and drawer units with stainless steel handles and woodgrain-effect worktops. Incorporates a 1½ bowl sink with mixer tap, integrated double oven, gas hob with extractor hood, and space/plumbing for a washing machine. Additional features include a side-facing window, ceramic tiled flooring, partially tiled walls, and access to the rear hall.



### BATHROOM

8'1 x 7'5

A stylish four-piece suite comprising a corner shower enclosure with thermostatic rainfall shower, low-level WC, vanity unit with wash basin and waterfall mixer tap, and an

illuminated mirrored cabinet. The spa bath includes a waterfall tap, handheld shower, and a wall-mounted television above. Finished with fully tiled walls, ceramic tiled flooring, heated towel rail, recessed lighting, extractor fan, and an opaque side window.

## REAR HALL

With ceramic tiled flooring, access to the bathroom, and an opaque UPVC double-glazed door leading to the rear garden.

## FIRST FLOOR LANDING

With spindle balustrade, loft access, fitted linen cupboard, and doors leading to all three bedrooms.



## BEDROOM ONE

13'6 x 11'5

Featuring a radiator and two front-facing windows.



## BEDROOM TWO

12'6 x 8'4

With a rear-facing window and radiator.



## BEDROOM THREE

11'2 x 7'5

With a rear-facing window, radiator, and a wall-mounted Worcester gas combination boiler.

## GARDEN ROOM

9'8 x 8'2

With power and lighting, windows to the side and rear, and access via an opaque UPVC double-glazed door.



## EXTERNALLY

The property is approached via a low brick wall with an iron gate opening onto a paved forecourt. There is a courtesy light positioned to the right of the main entrance. A low-maintenance garden featuring a paved seating

area, outside lighting, water supply, and access to the garden room. There is a right of way via iron gates, along with an artificial lawn, slate chippings, and a decked patio area to the rear.

## 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

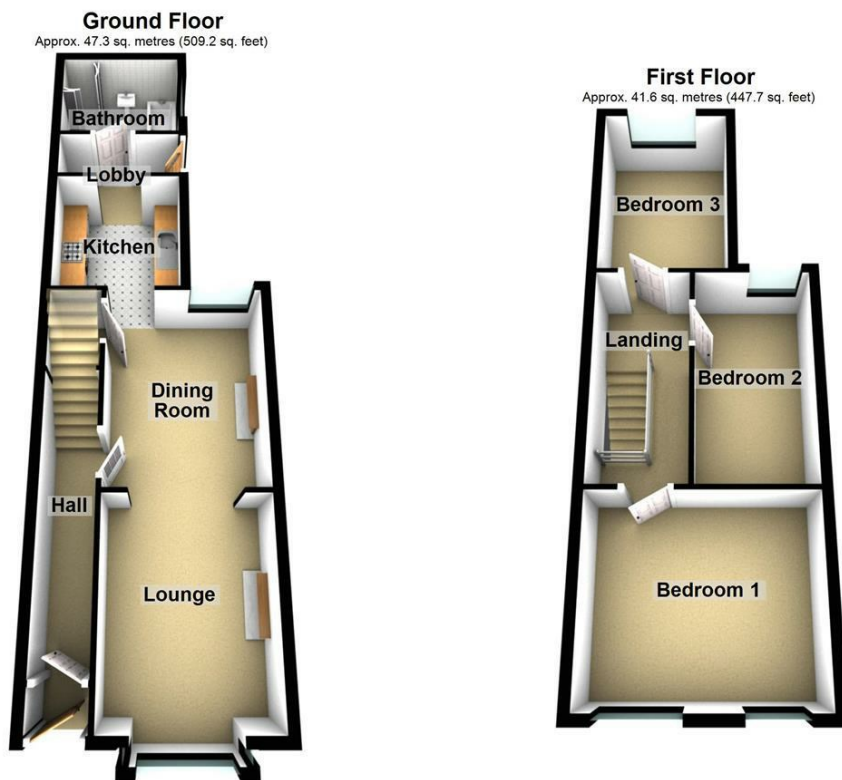
If you would like to make an offer, please contact a member of our team who will assist you further.

## 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.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C			
(55-68) D		66	
(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 most 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.