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# Wingetts

More than just estate agents

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**170 Wrexham Road, Rhostyllen, Wrexham, LL14 4DN**

**Price £130,000**

A well presented and spacious 2 double bedroom traditional terrace house with the benefit of 2 bathrooms ( 1 en-suite ) conveniently located within the village of Rhostyllen with its range of amenities, road links and countryside walks nearby. The accommodation includes gas fired central heating via a combination boiler and Upvc double glazing and briefly comprises an open fronted porch, entrance hall with stairs off, living room/dining room, lounge with useful store cupboard, kitchen and ground floor shower room. The 1st floor landing connects the 2 double bedrooms with the principal bedroom having a good sized en-suite bathroom. To the front of the property is a decorative gravel garden and an enclosed courtyard to the rear. NO CHAIN. Energy Rating - D (65)

## LOCATION

The Village of Rhostyllen provides a pleasant and convenient location approx. 1 ½ miles from Wrexham city centre. The Village offers a range of local facilities with a primary school and social amenities. A regular public transport service operates into Wrexham and there are good road links to the major commercial and industrial centres of the region. Erddig National Trust Parkland and Bersham are only a short distance away providing picturesque countryside walks.

## DIRECTIONS

From Wrexham city centre take Bridge Street and Penybryn into Ruabon Road, continue for approx. 1 ½ miles into Rhostyllen and continue past the Church on the left whereafter the property will be observed on the right hand side just prior to the traffic lights.

## ON THE GROUND FLOOR

Open fronted porch with part glazed door leading to:

## HALLWAY

With wood effect flooring, modern consumer unit and stairs to first floor landing.

## LIVING ROOM 11'1" x 9'6" (3.4m x 2.9m)

Having a continuation of the wood effect flooring, upvc double glazed window to front, radiator and mains wired smoke alarm.

## LOUNGE 13'1" x 11'1" (4m x 3.4m)

Wood effect laminate flooring, upvc double glazed window, radiator, mains wired smoke alarm and understairs storage cupboard.

## KITCHEN 9'10" x 6'10" (3m x 2.1m)

Fitted with a range of timber trim base and wall cupboards with work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, radiator, part tiled walls, part glazed external door, mains wired smoke alarm, plumbing for washing machine and electric cooker point.

## SHOWER ROOM

Appointed with a white suite of pedestal wash basin with tiled splashback, low flush w.c, corner shower cubicle with mains thermostatic shower unit, chrome heated towel rail, part tiled walls, upvc double glazed window and extractor fan.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With ceiling hatch to roof space and mains wired smoke alarm.

## BEDROOM ONE 13'1" x 11'5" (4m x 3.5m)

Upvc double glazed window to rear, radiator and connecting door to:

## EN-SUITE 9'10" x 6'10" (3m x 2.1m)

Appointed with a twin grip panelled bath, low flush w.c, pedestal wash basin with mixer tap, radiator, upvc double glazed window, part tiled walls, storage cupboard housing the Valiant gas combination boiler.

## BEDROOM TWO 13'1" x 11'5" (4m x 3.5m)

Another double bedroom with two upvc double glazed windows to front, radiator and built-in wardrobe.

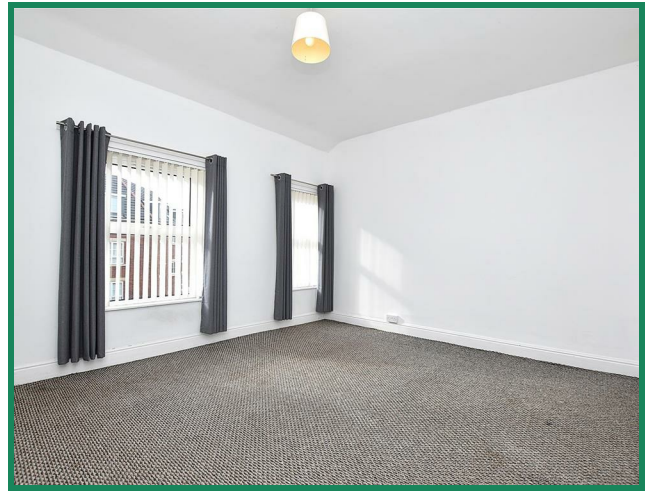
## OUTSIDE

The property is approached from the front via a path which leads to the entrance door alongside a decorative gravelled front garden. To the rear of the property is an enclosed courtyard with access gate.

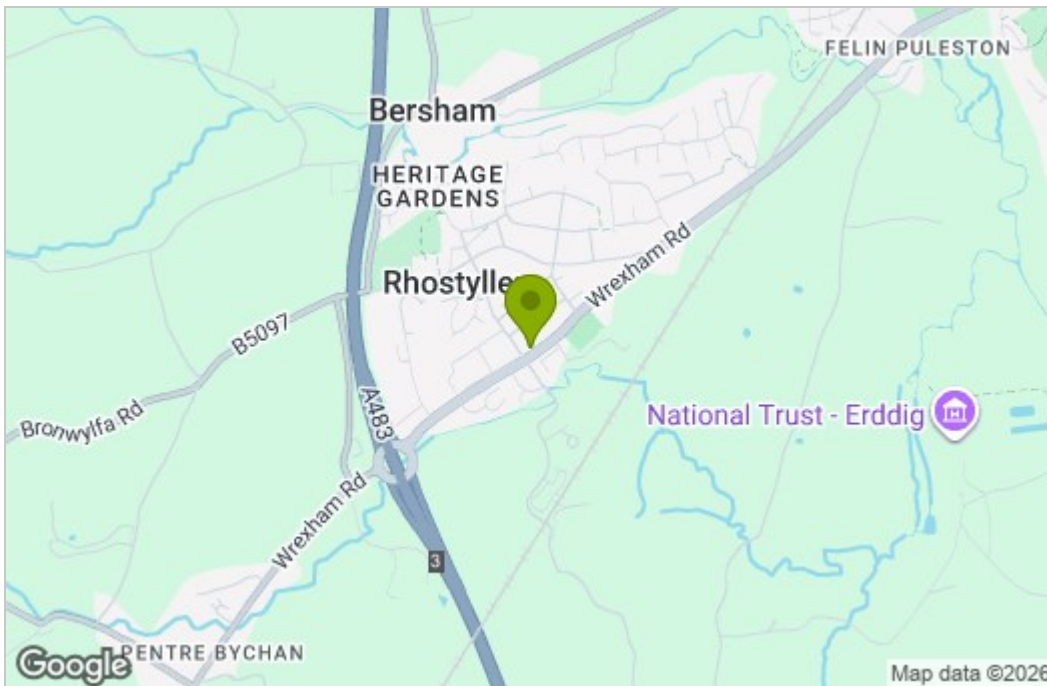
## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).





### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			80
(55-68) <b>D</b>		65	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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