

# Town & Country

Estate & Letting Agents

Pentredwr, Rhosllanerchrugog, Wrexham

£179,950



Situated in the popular village of Rhosllanerchrugog just a short distance from Wrexham, this beautifully presented two-bedroom detached home offers modern, move-in-ready accommodation and is available with no onward chain. The property benefits from UPVC double glazing and gas central heating, and briefly comprises an entrance porch and hallway, dining room, spacious double-aspect living room, contemporary gloss white kitchen with integrated appliances, and a cloakroom/utility.

To the first floor are two bedrooms and a stylish, fully tiled shower room. Externally, the property enjoys off-road parking to the front and rear, a landscaped low-maintenance garden with composite decking and artificial lawn, plus a secure outbuilding with power and lighting.

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**DESCRIPTION**

A beautifully presented two-bedroom detached home located in Rhosllanerchrugog, just outside Wrexham. Offering modern interiors throughout, including a contemporary fitted kitchen and stylish shower room, the property also benefits from off-road parking to both front and rear, a landscaped low-maintenance garden, and a secure outbuilding. Available with no onward chain, this home is ideal for first-time buyers, downsizers or investors.

**ENTRANCE PORCH**

6'7" x 3'5"

Entered via UPVC double glazed front door. Ceramic tiled flooring. Windows to front and side elevations. UPVC ceiling. Opaque UPVC double glazed door opening to.

**ENTRANCE HALL**

Stairs rising to first floor. Door to dining room.



**DINING ROOM**

12'9" x 11'8"

Window to front elevation with radiator below. Inset wall-mounted feature electric fire. Door leading to.

**CLOAKROOM/UTILITY**

10'4" x 3'2" (max)

Porcelain tiled flooring. Work surface with space and plumbing for washing machine. Wall-mounted Ideal Logic gas combination boiler. Dual flush low-level WC. Vanity wash hand basin with mixer tap. Partially tiled walls. Radiator. Inset mirror. Window to rear elevation.



**LIVING ROOM**

16'3" x 11'5"

Spacious double-aspect reception room with windows to side and rear elevations. two radiators. Under-stairs storage cupboard. Door to kitchen.



**KITCHEN**

13'4" x 8'6"

Fitted with a range of contemporary gloss white wall, base and drawer units with stainless steel handles and granite work surfaces. One and a half bowl resin sink with mixer tap. Integrated stainless steel double oven, gas hob with extractor hood and integrated dishwasher. Ceramic tiled flooring. Radiator. Recessed ceiling downlights. Window to side elevation. Door to cloakroom/utility. Opaque UPVC double glazed door to rear garden.



## LANDING

Built-in shelved cupboard housing radiator. Doors to bedrooms and shower room.



## BEDROOM ONE

15'0" x 8'7" (max)

Two windows to front elevation. Radiator.



## BEDROOM TWO

(Measurements not provided.)

Window overlooking the rear elevation and radiator below.



## SHOWER ROOM

11'8" x 6'3"

Stylish and beautifully appointed suite

comprising oversized shower enclosure with dual-head thermostatic shower and extractor fan. Vanity unit with wash hand basin and mixer tap. Matching dual flush low-level WC. Wall-mounted cabinet. Chrome heated towel rail. Woodgrain-effect ceramic tiled flooring with matching wall tiling. Recessed ceiling downlights. Opaque window to rear elevation.



## REAR GARDEN

The rear garden offers further off-road parking if required and features a raised composite decked patio, paved seating area, artificial lawn, raised brick planter and covered outdoor seating area with cast-iron burner.



## 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.

## Services (Wrexham)

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

Tenure - Freehold

Council Tax Band - C (£1949)

## 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.**

## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## 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.

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.

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>		
(55-68) <b>D</b>		
(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	