

Wingetts

More than just estate agents



4 Railway Terrace, Rhosymedre, LL14 3YW

Price £125,000

A spacious and well presented 2 double bedroom traditional terrace house having the benefit of gas fired central heating and Upvc double glazing conveniently situated within the village of Rhosymedre with its range of amenities, supermarkets, coffee shops and train station all within easy reach together with stunning picturesque walks along the Aquaduct and River Dee. The accommodation briefly comprises a composite entrance door opening to the lounge having Upvc double glazed window to front and new fitted carpet, well proportioned kitchen diner with a fitted range of base and wall cupboards, utility and a ground floor w.c. The 1st floor landing connects the 2 double bedrooms and a bathroom. To the outside, a shared path leads to the front entrance door, and a pleasant courtyard style rear garden enjoying a good degree of privacy. NO CHAIN.

Energy Rating - TBC

LOCATION

Railway Terrace is located within the village of Rhosymedre which lies approximately six miles from Wrexham City Centre and has the benefit of good road links to Wrexham, Shropshire and the picturesque tourist town of Llangollen. There are a range of day to day shopping facilities within close proximity including a train station in the neighbouring village of Ruabon, a choice of supermarkets, both primary and secondary schools and picturesque walks.

DIRECTIONS

Proceed from the village of Ruabon taking the exit off the roundabout (at Aldi) signposted Rhosymedre. Continue for approx. ½ a mile and take the right hand turn onto Chapel Street. As you proceed over the railway bridge, Railway Terrace will be observed on the right.

ON THE GROUND FLOOR

Composite entrance door to:

LOUNGE 12'1" x 11'1" (3.7m x 3.4m)

Newly fitted carpet, upvc double glazed window to front, coving to ceiling, radiator and four panel white woodgrain door opening to:

KITCHEN/DINER 13'1" x 12'1" (4m x 3.7m)

Fitted with a range of base and wall units with chrome handles complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, part tiled walls, breakfast bar, electric cooker point, new vinyl flooring, radiator and upvc double glazed window.

UTILITY AREA 6'10" x 5'10" (2.1m x 1.8m)

Plumbing for washing machine, space for tumble dryer, upvc double glazed window, extractor fan, radiator and upvc part glazed external door leading out to the courtyard style rear garden. Connecting door to:

GROUND FLOOR CLOAKS/W.C

Appointed with a low flush w.c, Worcester gas combination boiler and upvc double glazed window.

ON THE FIRST FLOOR

Approached via the staircase from the kitchen/diner to:

LANDING

With roof light window and panelled doors off.

BEDROOM ONE 12'5" x 11'1" (3.8m x 3.4m)

Upvc double glazed window, radiator and newly fitted carpet.

BEDROOM TWO 10'5" x 9'6" (3.2m x 2.9m)

Upvc double glazed window to rear, radiator, storage cupboard and newly fitted carpet.

BATHROOM 8'10" x 6'2" (2.7m x 1.9m)

Appointed with a low flush w.c, pedestal wash basin, bath with mixer tap, shower take-off and shower screen, upvc double glazed window, part tiled walls and radiator.

OUTSIDE

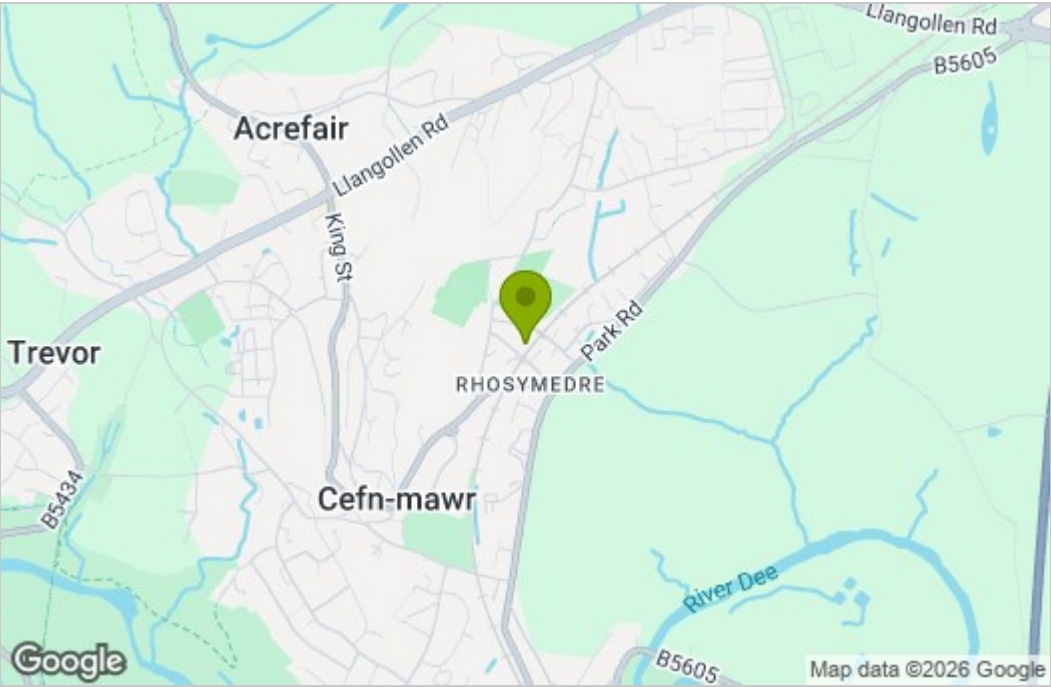
A communal path leads to the entrance door off Chapel Street. The rear courtyard style garden provides a

pleasant seating area with access gate and enclosed timber fencing.

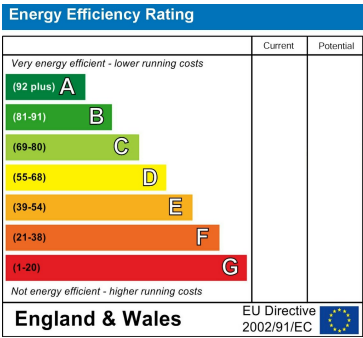


Floor Plan

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.