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# Wingetts

More than just estate agents

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## **Bodylltyn Row, Park Road, Rhosymedre, LL14 3EG**

### **Offers In The Region Of £110,000**

A quaint stone built one bedroom end of terrace cottage situated in the village of Rhosymedre. The cottage offers characterful accommodation and requires modernising, briefly comprising lounge with quarry tiled floor, kitchen, conservatory, double bedroom and bathroom. Externally there is a long garden to rear. NO CHAIN

### Location

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.

### Accommodation

Entrance door with coloured glazed panels opens into:-

#### Lounge 12'7" x 14'9" (3.84 x 4.51)

Window to front and side, central wood burner with back boiler (not tested)

#### Kitchen 6'10" x 14'9" (2.09 x 4.51)

Base units with work surfaces over, sink unit, plumbing for washing machine, windows to side and rear, door to:-

#### Conservatory 5'7" x 14'9" (1.72 x 4.51)

External door.

### On The First Floor

Stairs rise from the kitchen to the first floor landing.

#### Bedroom 12'7" x 14'9" (3.84 x 4.51)

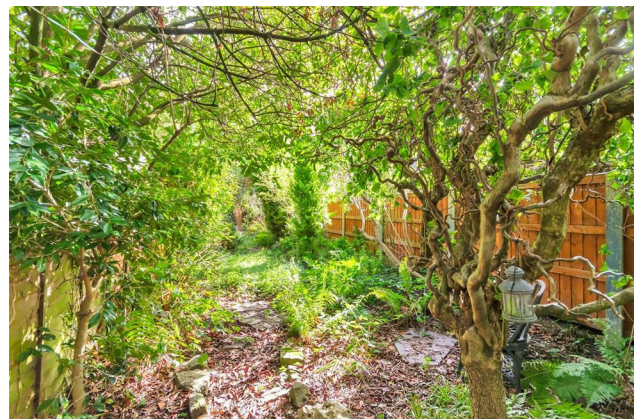
Double bedroom with window to front and side.

### Bathroom

Bath with electric shower over, w.c, wash hand basin, window.

### Outside

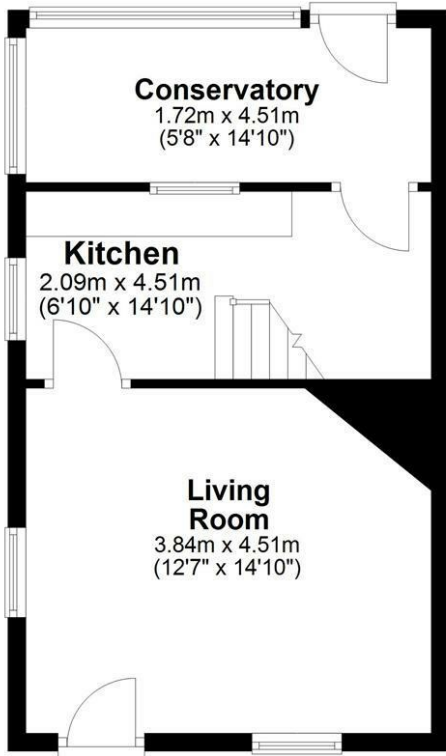
Long garden to rear.



# Floor Plan

## Ground Floor

Approx. 35.4 sq. metres (381.1 sq. feet)



## First Floor

Approx. 25.3 sq. metres (271.9 sq. feet)

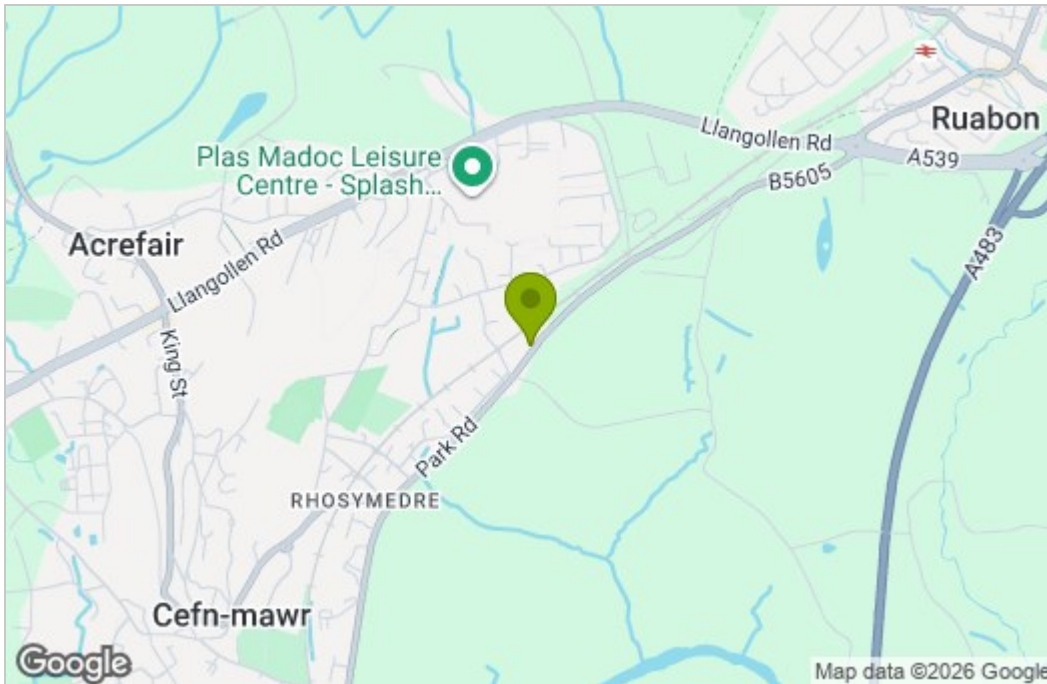


Total area: approx. 60.7 sq. metres (653.0 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.  
www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

## 6 Bodyllton KAD, \*

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			75
(55-68) <b>D</b>			
(39-54) <b>E</b>		41	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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