

41 School Street, Rhosllanerchrugog, Wrexham, LL14 1BA

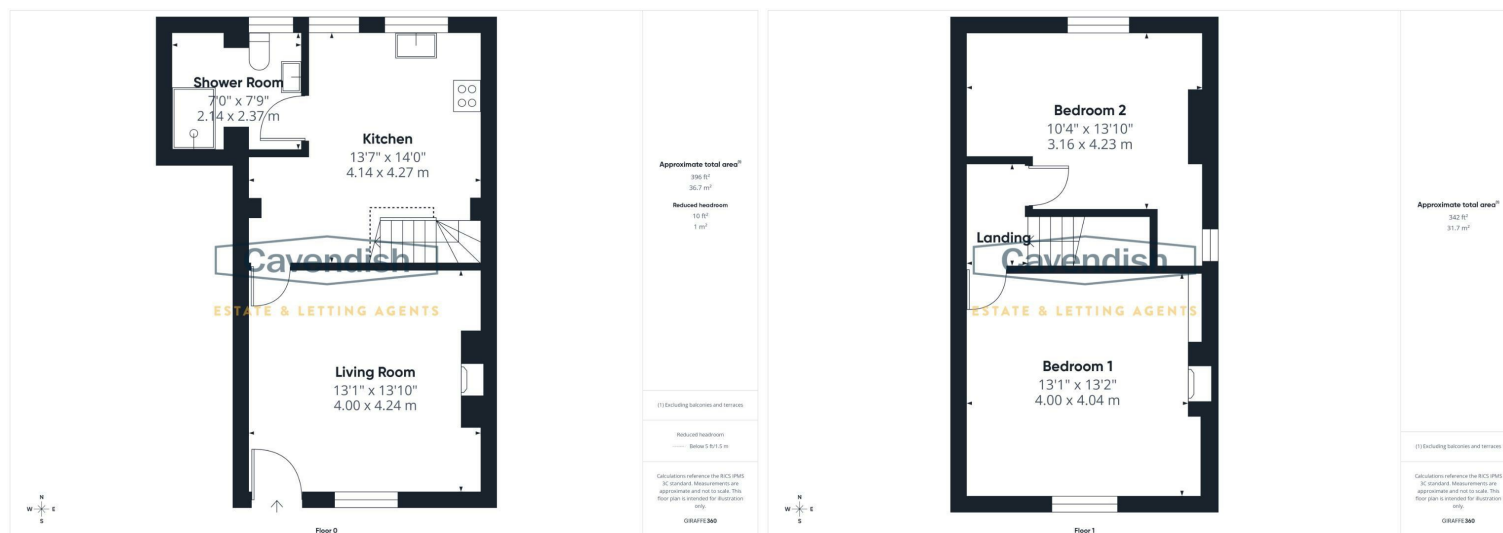
Cavendish
ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

41 School Street
Rhosllanerchrugog, Wrexham,
LL14 1BA

Price
£115,000

* CLOSE TO VILLAGE AMENITIES * NO ONWARD CHAIN. An attractive two bedroom semi-detached house located along School Street in the popular village of Rhosllanerchrugog, close to the villages of Poncaiu and Johnstown. The accommodation briefly comprises: living room with feature brick fireplace and 'Living Flame' coal-effect gas fire, spacious kitchen fitted with a modern range of kitchen units with integrated appliances, downstairs shower room, landing, and two good size bedrooms. The property benefits from sealed double glazed windows and has electric heating. The property has also been rewired in 2024. To the rear there is a walled courtyard style garden with pedestrian access at the side and a useful garden shed. There is no onward chain involved in the sale of this property.



www.cavendishproperties.co.uk

LOCATION



Rhosllanerchrugog is situated some four miles from Wrexham and only two miles from the nearest access-point onto the A483 city by-pass by Starbucks, from where there is dual carriageway access to Chester (16 miles) and the north west motorway network beyond. The village itself provides schooling for all age groups, a wide range of day to day amenities and a Health Centre.

THE ACCOMMODATION COMPRISES:

LIVING ROOM

4.24m x 4.01m (13'11" x 13'2")



UPVC entrance door, double glazed window with secondary

glazing overlooking the front, moulded ceiling rose with light point, mains connected smoke alarm, Creda electric storage heater, chimney breast with brick fireplace and quarry tiled hearth housing a 'Living Flame' coal-effect gas fire, and TV aerial point. Door to kitchen.

KITCHEN

4.22m narrowing to 3.07m x 4.14m max (13'10" narrowing to 10'1" x 13'7" max)



Fitted with a range of base units incorporating drawers and cupboards with laminated granite effect worktops. Inset one and half bowl composite sink unit and drainer with chrome mixer tap. Fitted four-ring touch control ceramic hob and built-in electric fan assisted oven and grill. Wall tiling to work surface areas; Plumbing and space for washing machine, electric storage heater, vinyl tile effect flooring, two ceiling light points, mains connected heat and carbon monoxide alarm, wall cupboard housing the electrical consumer units, spindled staircase to the first floor, double glazed window to rear, and wooden panelled door with glazed inserts to outside. Door to the downstairs shower room.

SHOWER ROOM

2.34m x 2.13m overall (7'8" x 7' overall)



White suite comprising: tiled shower enclosure with Bristan mixer shower, glazed shower screen and sliding glazed door; low level dual-flush WC; and pedestal wash hand basin. Wall mounted Main Multipoint BF gas boiler providing for the domestic hot water, part-tiled walls, electric radiator, laminate wood strip flooring, ceiling light point, double glazed window with obscured glass.

LANDING

Access to loft space, ceiling light point, and mains connected smoke alarm. Doors to bedroom one and bedroom two.

BEDROOM ONE

4.27m x 3.99m (14' x 13'1")



Double glazed window overlooking the front, ceiling light point, chimney breast with decorative cast-iron fireplace with tiled hearth, and electric storage heater.

BEDROOM TWO

4.24m x 3.15m plus recess (13'11" x 10'4" plus recess)



Double glazed window overlooking the rear, double glazed window to side, electric storage heater, ceiling light point, and useful recess area with hooks.

OUTSIDE FRONT



The property is located along School Street. To the front there is a small paved area. Electric meter cupboard to side.

OUTSIDE REAR



To the rear there is a walled courtyard style garden with brick paving, concrete and decorative stone. External gas meter cupboard, and outside water tap. Pedestrian access is available at the side. There is also a useful garden shed.



GARDEN SHED

3.43m x 1.70m (11'3" x 5'7")

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the A55 Expressway continue straight across onto a stretch of dual carriageway which leads into the A483 Wrexham by-pass. Follow the A483 for approximately 11 miles and take the fifth exit (exit 3) signposted Rhosllanerchrugog. Follow Wrexham Road into Johnstown and at the traffic lights next to The New Inn turn right into Maelor Road. Follow Maelor Road, which leads into Hill Street, and at the mini roundabout take the second exit into Market Street, passing the Co-op food store and Spar. At the t-junction turn left into Hall Street and then left again into School Street. The property will then be found after a short distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

AGENT'S NOTES

* Services - Mains gas, electricity, water and drainage are connected.

* The water is based on the rateable value.

* The property was rewired in June 2024 (The recommended date of next inspection is June 2029).

COUNCIL TAX

* Council Tax Band B - Wrexham Borough County Council.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process.

Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW