

116 Wrexham Road

MW46677



RHOSTYLLEN

£125,000

116 Wrexham Road , Rhostyllen, Wrexham, LL14 4DN
£125,000 MW46677



DESCRIPTION: Situated in a popular and convenient village location is this 2 bedroom terraced property with generous size living accommodation to briefly comprise entrance porch, dining room, lounge, fitted kitchen and to the first floor there are 2 double bedrooms and combined bathroom and wc. The accommodation is complimented by gas heating and UPVC double glazing and externally there are low maintenance gardens and off road parking to the rear. **IDEAL FIRST TIME PURCHASE. VIEWING RECOMMENDED. COUNCIL TAX BAND B.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout turn left onto the bypass and proceed to the 2nd exit for Rhostyllen. At the roundabout take the first exit and follow into the village of Rhostyllen and the property will be noted on the left hand side via the Molyneux for sale sign.

LOCATION: Situated in a popular and sought after village location with easy access to village amenities, Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE PORCH UPVC front entrance door.

DINING ROOM: 11' 7" x 11' 7" (3.53m x 3.53m) Panelled radiator. Wood effect floor covering. Tv point. Door leading to entrance porch.



LOUNGE: 14' 5" x 11' 8" (4.39m x 3.56m) Panelled radiator. Wood effect floor covering. Stairs rising to first floor.



KITCHEN: 12' 5" x 8' (3.78m x 2.44m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling. Space for cooker. Space and plumbing for washing machine. Tiled floor. UPVC rear entrance door.



STAIRS AND LANDING: Panelled radiator. Loft access. Built in storage cupboard..



BEDROOM 1: 11' 8" x 11' 7" (3.56m x 3.53m) Panelled radiator. Window to front elevation.



BEDROOM 2: 11' 7" x 8' 5" (3.53m x 2.57m) Panelled radiator. Built in cupboard housing gas heating boiler. Window to rear elevation.



BATHROOM: Panelled radiator. Fitted 4 piece white suite comprising wc, wash hand basin, panelled bath and tiled shower enclosure with fitted shower. Tiled walls. Tiled floor.



OUTSIDE To the front of the property there is an enclosed garden and path leading to the front entrance, to the rear there are paved low maintenance gardens and a garden store with the benefit of vehicular access to the rear and off road parking.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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