

# Wingetts

More than just estate agents



**3 Duke Street, Wrexham, LL14 1SU**

**Price £140,000**

A spacious 3 bedroom traditional semi detached house with period features including high ceilings and a bay window to the front located in the village of Rhosllanerchrugog with its good range of amenities including shops, schools, bus service and road links to Wrexham, Llangollen and Shropshire. This light and airy home would benefit from some degree of modernisation but includes gas fired central heating via a combi boiler and double glazed windows. Briefly comprising a canopy porch, Upvc part glazed entrance door opening to the hall with staircase to 1st floor landing, lounge, dining room, kitchen and good sized ground floor bathroom with bath and separate shower enclosure. The 1st floor landing connects the 3 well proportioned bedrooms. To the outside, gated path to entrance door alongside a small front forecourt. The rear garden enjoys a good degree of privacy and includes a lawned garden, patio, brick store shed, flower beds and a gated side access. No Chain. EPC RATING D (63)

## LOCATION

Situated within the village of Rhosllanerchrugog having the convenience of a range of shopping facilities nearby including a pharmacy and general store. The village also has a doctors, dentists, primary and secondary schools, pubs and a bus service. Good road links allow for daily commuting to Wrexham, Chester and Shropshire if required.

## DIRECTIONS

From Wrexham proceed along the A483 bypass in a southerly direction taking the exit signposted Rhosllanerchrugog. Take the 3rd exit off the roundabout and continue along Wrexham Road for approximately ½ a mile taking the right turn at the traffic lights. Proceed up the hill taking the right turn onto Duke Street. Continue almost to the t junction where the property will be observed on the left.

## ACCOMMODATION

A canopy porch with Upvc part glazed entrance door opens to the hall.

## HALL

Stairs to 1st floor landing, cornice ceiling and radiator.

## LOUNGE 12'1 x 12'1 (3.68m x 3.68m)

Double glazed window to rear, picture rail, gas fire in surround and radiator.

## DINING ROOM 11'6 x 10'8 (3.51m x 3.25m)

Double glazed bay window to front, radiator, picture rail, cornice ceiling, central ceiling rose, open aspect to lounge and shelving to recess.

## KITCHEN 11'7 x 8'2 (3.53m x 2.49m)

Fitted base and wall cupboards with work surface areas, part tiled walls, radiator, stainless steel sink unit, double glazed window, tiled floor, part glazed external door and understairs store cupboard.

## BATHROOM 10'5 max x 8'3 max (3.18m max x 2.51m max)

Appointed with a white suite of twin grip panelled bath, shower enclosure with mains thermostatic shower unit, pedestal wash basin, low flush w.c., 2 Upvc double glazed windows and wipe clean wall panels

## 1ST FLOOR

Approached via the staircase from the hall with gallery over stairwell and ceiling hatch to roof space.

## BEDROOM 1 15'2 x 10'9 (4.62m x 3.28m)

A good sized bedroom with Upvc double glazed window to front and radiator.

## BEDROOM 2 12'1 x 9'7 (3.68m x 2.92m)

A double bedroom with Upvc double glazed window to rear and radiator.

## BEDROOM 3 12'6 x 8'3 (3.81m x 2.51m)

Upvc double glazed window to rear, window to side, store cupboard housing the Worcester gas combination boiler and radiator.

## OUTSIDE

A gated front path leads to the entrance door alongside a small forecourt area with low level brick boundary wall. To the rear is a private garden including a lawn, brick store shed, flower beds, patio and side access.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.

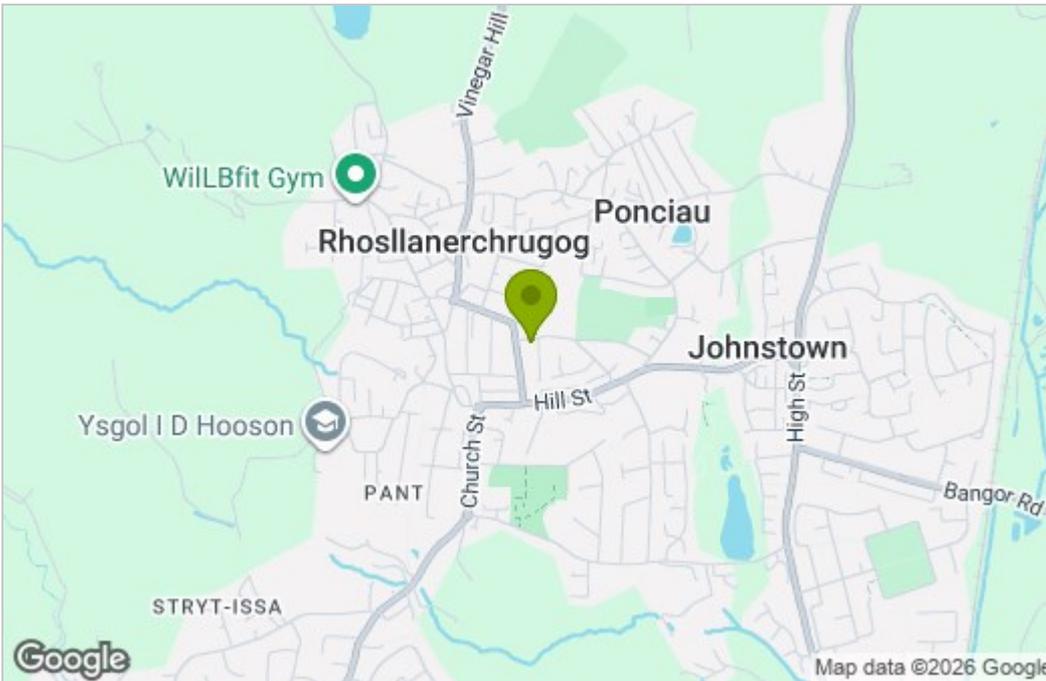




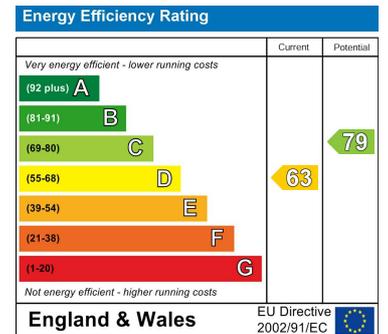
# Floor Plan



# Area Map



# Energy Efficiency Graph



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