

BOWEN

PROPERTY SINCE 1862



Asking Price £165,000

37 High Street, Rhostyllen,
Wrexham LL14 4AG

🛏 3 Bedrooms

🚿 2 Bathrooms

37 High Street, Rhostyllen, Wrexham LL14 4AG



Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

Your home may be repossessed if you do not keep up repayments on your mortgage

General Remarks

Offered for sale with the benefit of NO ONWARD CHAIN, this modern style town house is located on the fringes of the village with easy access to the A483 and Wrexham city centre. The property offers potential buyers the opportunity to further modernise the living accommodation to their own personal tastes, but it does already have a "Worcester" combi boiler and is double glazed throughout. Internally the property briefly comprises an entrance hallway, downstairs w.c., spacious living room, kitchen/diner with French doors leading out to the garden, landing, main bedroom with an en-suite shower room, two further well-proportioned bedrooms and a family bathroom with a white suite. Viewing advised.

Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed door to the side elevation. Radiator. Coved ceiling.

Downstairs WC: White two piece suite comprising a low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Down-lighter.

Living Room: 14' 8" x 11' 11" (4.46m x 3.62m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring. Coved ceiling.

Kitchen/Diner: 14' 11" x 9' 9" (4.55m x 2.96m) PVCu double glazed window and French doors to the rear elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral gas hob and electric oven. Cooker hood. Integral fridge and freezer. Integral dishwasher. Plumbing for washing machine. Wall tiling. Radiator. Down-lighters. "Worcester" combination boiler.

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

On The First Floor:

Landing: Radiator. Attic hatch.

Bedroom 1: 11' 8" x 8' 2" (3.56m x 2.49m) PVCu double glazed window to the front elevation. Radiator.

En-Suite Shower Room: White three piece suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Down-lighters.

Bedroom 2: 9' 7" x 8' 2" (2.92m x 2.50m) PVCu double glazed window to the rear elevation. Radiator.

Bedroom 3: 13' 7" x 6' 7" (4.14m x 2.00m) PVCu double glazed windows to the front and side elevations. Radiator. Built-in shelving.

Bathroom: 6' 4" x 6' 3" (1.94m x 1.90m) PVCu double glazed window to the rear elevation. White three piece suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Wall tiling. Radiator. Down-lighters.

Outside: Externally there is a paved Patio to the rear of the property leading off the Kitchen/Diner together with a lawned section. Behind the garden there is a Parking Area with two allocated Parking Spaces which are clearly signed.





Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 78|C.

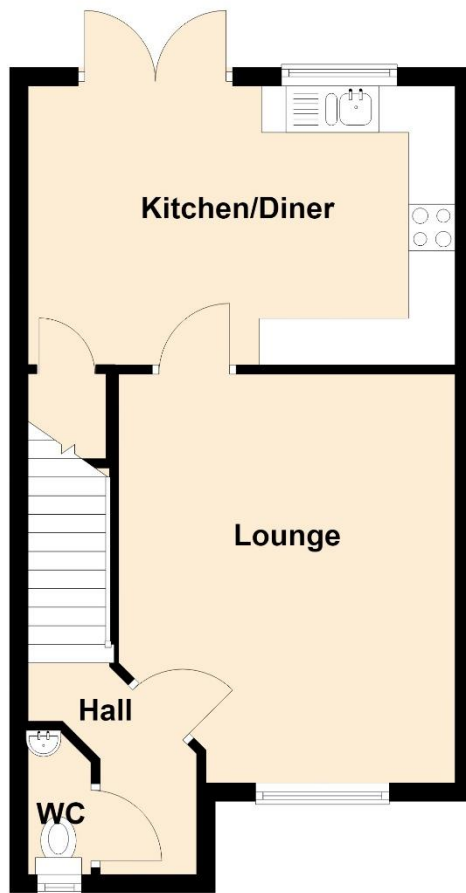
Council Tax Band: The property is valued in Band "D".

Directions: For satellite navigation purposes use the post code LL14 4AG. Leave Wrexham on the A5152 Ruabon Road continuing for about a mile into Rhostyllen. Continue along the Wrexham Road until reaching the Co-Op Convenience Store on the right-hand side, after which turn immediately right into Henblas Road. Pass through the traffic calming zone and the property will be seen on the left-hand side of the road after a further 200 yards before the first crossroads.



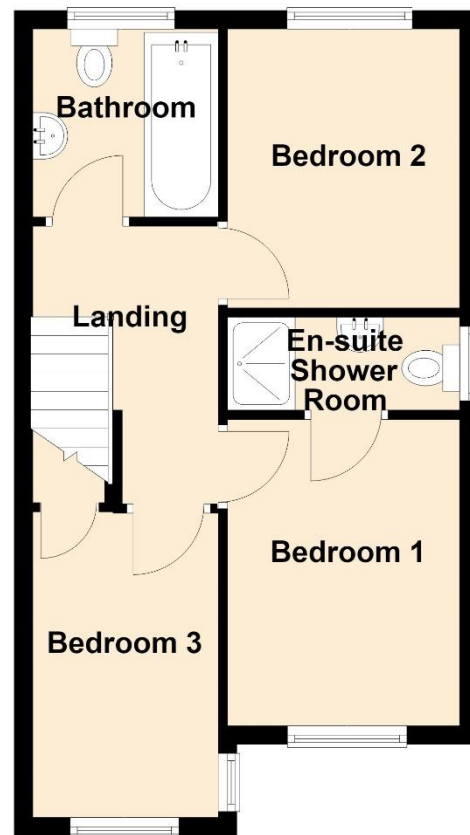
Ground Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



First Floor

Approx. 36.4 sq. metres (392.3 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.