



Chapel Street | Rhostyllen | Wrexham | LL14 4AS

Offers in the region of £138,000



ROSE RESIDENTIAL

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This well presented two bedroom end terrace property has been exceptionally well maintained by the current owners, making it an ideal first-time purchase or investment opportunity. The accommodation is deceptively spacious and includes a well-proportioned reception room, a modern kitchen with space for a dining table, and a separate utility area. To the first floor are two bedrooms and a bathroom. Externally, the property benefits from a concrete yard to the rear and off-road parking to the front.

Entrance

A part-glazed uPVC entrance door opens directly into the lounge.

Lounge

13'9" x 11'7" (4.21m x 3.54m)

A well proportioned reception room featuring a front facing UPVC double glazed window, laminate floor, and radiator. A rear door leads through to the Kitchen.





Kitchen

14'0" x 12'2" (4.28m x 3.73m)

The kitchen is well appointed with a comprehensive range of wall and base units, complemented by matching work surfaces, a stainless steel sink unit, and metro-style tiling. Integrated appliances include an electric oven and four-ring gas hob with extractor hood above. The room benefits from a rear facing UPVC double-glazed window, tiled flooring, and a radiator, with ample space to accommodate a dining table.

Utility Room

7'3" x 5'5" (2.22m x 1.66m)

Continuing the tiled flooring from the kitchen, the utility room offers space and plumbing for both a washing machine and tumble dryer. The room houses a wall mounted Logic combi boiler and benefits from a rear facing UPVC double glazed window, along with a side facing part glazed UPVC door providing access to the rear of the property.

Stairs & Landing

The turning staircase rises from the kitchen to the first floor landing where three doors lead off to the bedrooms and bathroom.

Bedroom One

13'7" x 11'7" (4.16m x 3.55m)

A beautifully proportioned double bedroom with a front facing UPVC window. The room is completed with a radiator and fitted carpet.

Bedroom Two

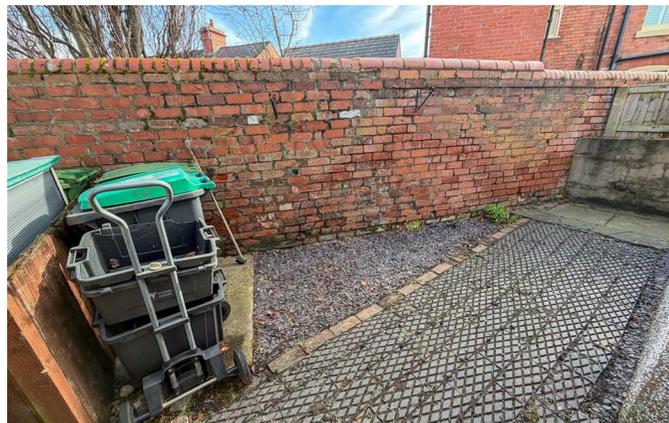
6'5" x 12'1" (1.96m x 3.69m)

A comfortable single or small double bedroom which benefits from a rear facing uPVC double glazed window, radiator and fitted carpet.

Bathroom

Fitted with a three piece suite comprising a low level WC, vanity sink unit with storage and a panelled bath with shower over. There is a rear facing UPVC double glazed window with privacy glass, radiator, and tiled flooring.





External

Immediately behind the property, and accessed directly from the utility room, is a yard area, beyond which is a communal bin access alleyway and further paved area.

Disclaimer

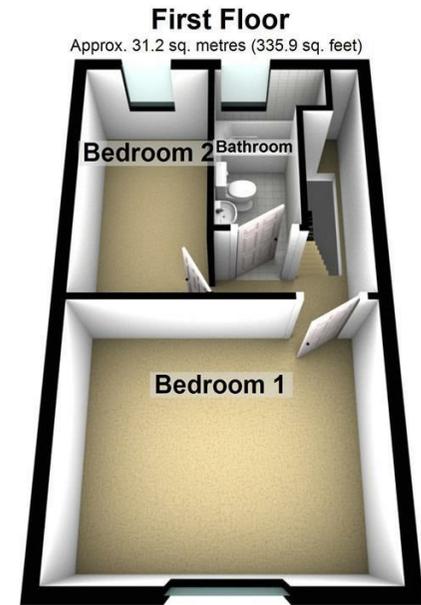
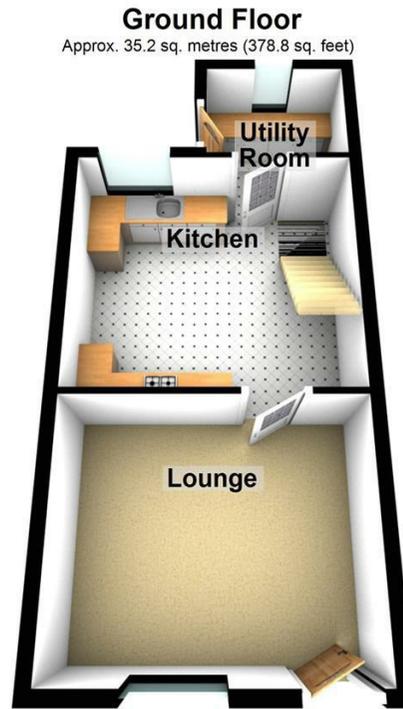
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Anti Money Laundering (AML) Checks

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



Total area: approx. 66.4 sq. metres (714.8 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	88

Wrexham

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