



Main Road | Old Rhosrobin, Rhosrobin | Wrexham | LL11 4RL

Offers in the region of £129,950



ROSE RESIDENTIAL

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This well presented, two bedroom, semi-detached property offers modern and spacious accommodation, ideal for first-time buyers or investors. The ground floor comprises an entrance leading into a comfortable lounge featuring a log burner, creating a warm and inviting living space, there is a modern kitchen/breakfast room fitted with a range of contemporary units. A rear hallway provides additional storage and appliance space, along with access to a stylish ground floor shower room. To the first floor are two well proportioned bedrooms. Externally, the property benefits from an enclosed rear garden designed for low maintenance, featuring a decked seating area, artificial lawn, and two useful sheds with power.

Entrance

A front facing UPVC door opens directly into the Lounge.

Lounge

15'11" x 12'0" (4.86m x 3.66m)

A well proportioned reception room featuring a front facing UPVC double glazed window, laminate flooring, radiator, and a log burner set on a hearth, creating a cosy focal point.





Kitchen

10'8" x 9'6" (3.27m x 2.90m)

Fitted with a range of modern wall, base, and drawer units with complementary work surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Integrated electric oven and hob, part tiled walls, and a rear facing UPVC double glazed window. Additionally, there is a wall-mounted combi boiler and space for a breakfast table.

Rear Hallway/Utility

5'7" x 5'7" (1.71m x 1.72m)

Providing space and plumbing for appliances including a washing machine and fridge freezer, with a side facing UPVC double glazed window and UPVC, part glazed, door which leads to the rear garden.

Shower Room

Fitted with a modern three-piece suite comprising a low-level WC, wash hand basin set within a vanity unit, and a walk-in shower enclosure. The room also benefits from tiled flooring, part tiled walls, heated towel rail, extractor fan, and a side facing UPVC double glazed window.



Stairs & Landing

Stairs lead from the Lounge to the first floor landing which provides access to both bedrooms.

Bedroom One

12'7" x 11'11" (3.86m x 3.65m)

A spacious double bedroom with a front facing UPVC double glazed window, radiator, feature fire surround, and built-in storage cupboard.

Bedroom Two

7'9" x 9'7" (2.37m x 2.94m)

A further well proportioned bedroom with a rear facing UPVC double glazed window, laminate flooring, and radiator.





External

To the rear is an enclosed garden designed for low maintenance, featuring a decked seating area, artificial lawn, and two useful sheds, both benefiting from power.

Disclaimer

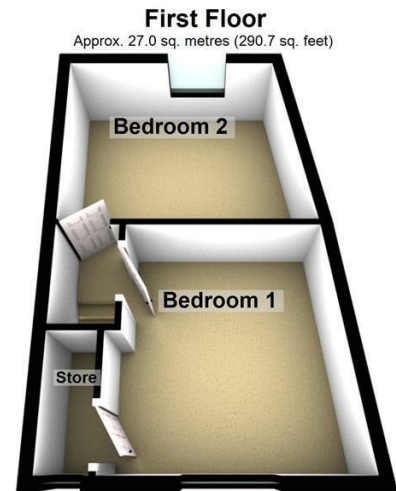
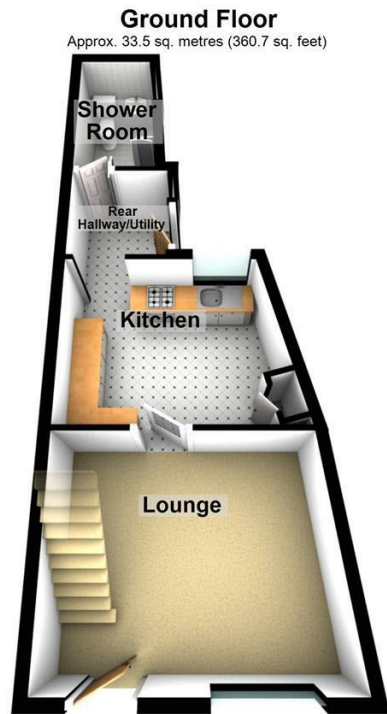
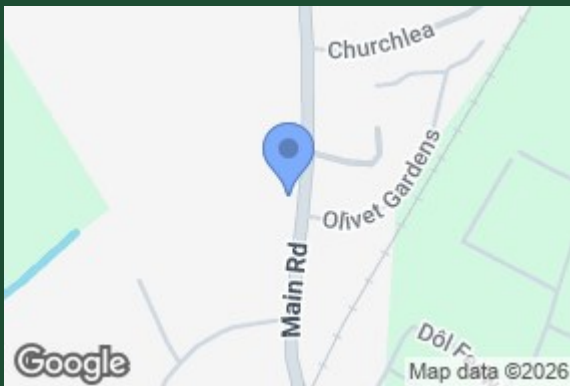
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Total area: approx. 60.5 sq. metres (651.5 sq. feet)

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		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

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