

# Wingetts

More than just estate agents



**24 Hall Street, Rhosllanerchrugog, Wrexham, LL14 2LE**

**Guide Price £180,000**

A spacious 3 bedroom detached house presented in good order set within a large plot offering excellent potential. Located along a no through lane in a convenient location within walking distance of the village shops and amenities, the accommodation briefly comprises an entrance hall with stairs to 1st floor, lounge, kitchen and utility room. The 1st floor landing connects 2 bedrooms and a bathroom and a staircase rises to the 3rd bedroom with Velux roof light window. Externally, a courtyard style garden to the side and a further large garden with ample parking and potential. ( subject to any necessary planning consents). NO CHAIN. Energy Rating - D (57)

## 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, continue across the mini roundabout and through the high street. Bear to the left onto Hall Street and the entrance to the lane will be observed on the left.

## ON THE GROUND FLOOR

Part glazed entrance door opening to:

### HALL

With radiator and staircase rising to first floor landing.

### LOUNGE 12'9" x 12'5" (3.9m x 3.8m)

Upvc double glazed window to front and radiator.

### KITCHEN 15'8" x 8'6" (4.8m x 2.6m)

Fitted range of base and wall units with work surface areas incorporating a stainless steel sink unit, gas combination boiler, part tiled walls, upvc double glazed window, radiator, tiled flooring and understairs storage cupboard.

### UTILITY ROOM 7'10" x 7'6" (2.4m x 2.3m)

Fitted with a base unit, stainless steel single drainer sink unit, radiator, inset ceiling spotlights, upvc double glazed window, tiled flooring and additional storage cupboard.

## ON THE FIRST FLOOR

Approached via the staircase from the hall to:

### LANDING

With doors off.

### BEDROOM ONE 11'1" x 8'2" (3.4 x 2.5m)

Upvc double glazed window and radiator.

### BEDROOM TWO 10'2" x 8'6" (3.1m x 2.6m)

Upvc double glazed window to front and radiator.

### BATHROOM 8'2" x 6'10" (2.5m x 2.1m)

Comprising corner bath, separate shower enclosure, pedestal wash basin, low flush w.c, part tiled walls, upvc double glazed window, radiator and tiled flooring.

## ON THE SECOND FLOOR

Approached via the staircase from the first floor landing to:

### BEDROOM THREE 11'9" x 7'10" (3.6m x 2.4m)

Velux roof light window and inset ceiling spotlights.

## OUTSIDE

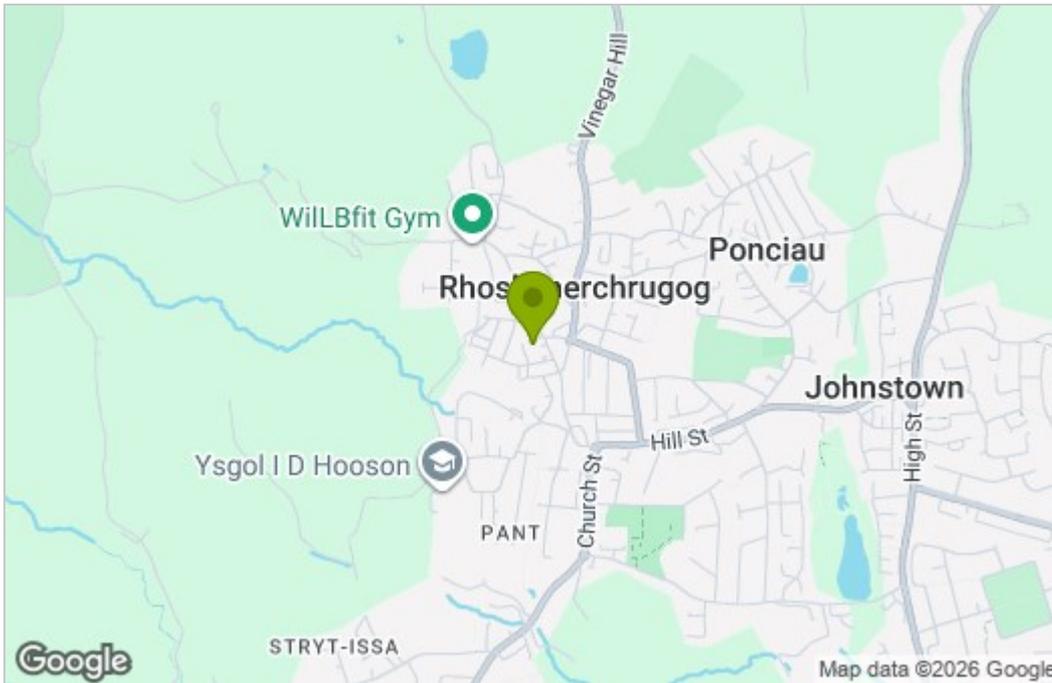
The property is approached off Hall Street along a no-through lane. Front and side courtyards together with a large additional garden/parking area offering excellent potential subject to any necessary planning consents.

## 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.



### Area Map



### Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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