

Wingetts

More than just estate agents



20 High Street, Rhostyllen, Wrexham, LL14 4AG

Price £135,000

A spacious and well presented 2 bedroom end of terrace house having the benefit of a 1st floor bathroom and private rear garden conveniently located in the popular village of Rhostyllen with its range of amenities and excellent road links. The accommodation has been refurbished by the current owner in recent years and briefly comprises a composite entrance door opening to the lounge, dining room with staircase to 1st floor landing, fitted kitchen with a range of base and wall cupboards and built in oven/grill and hob. The 1st floor landing connects the 2 well proportioned bedrooms and a modern bathroom with p-shaped bath with shower over. Gas fired central heating via a combi boiler and Upvc double glazing. To the rear of the property is a lawned garden including patio areas which enjoys afternoon and evening sun. NO CHAIN. Energy Rating - D (65)

LOCATION

A well established location within the popular village of Rhostyllen, close to the picturesque Erddig National Trust Parkland and a convenient range of day to day amenities including shop, hairdressers, pub and restaurant. The village has a Primary School together with a frequent bus service into Wrexham. Good road links allow for daily commuting to Wrexham, Chester and Shropshire.

DIRECTIONS

Proceed from Wrexham City Centre along Pen y Bryn into Ruabon Road. Continue for approx. 1 mile to the village of Rhostyllen and take a right turn immediately after the convenience store onto Henblas Road, continue onto High Street passing the public house on your left and the property will be observed on the right shortly after.

ON THE GROUND FLOOR

Part glazed composite entrance door opening to:

LOUNGE 12'5" x 12'1" (3.8m x 3.7m)

Upvc double glazed window to front, radiator, wood effect laminate flooring, electric fire in surround and part glazed door opening to:

DINING ROOM 12'5" x 12'5" (3.8m x 3.8m)

Having a continuation of the wood effect laminate flooring, radiator, upvc double glazed window and stairs to first floor landing.

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

Fitted with a range of base and wall units complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, four ring electric hob with oven/grill below and stainless steel extractor hood above, Glowworm gas combination boiler, radiator, part tiled walls and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the dining room to:

LANDING

With ceiling hatch to roof space, radiator and useful storage cupboard.

BEDROOM ONE 12'5" x 12'5" (3.8m x 3.8m)

Upvc double glazed window to front and radiator.

BEDROOM TWO 12'5" x 6'2" (3.8m x 1.9m)

Upvc double glazed window to rear and radiator.

BATHROOM 8'6" x 6'10" (2.6m x 2.1m)

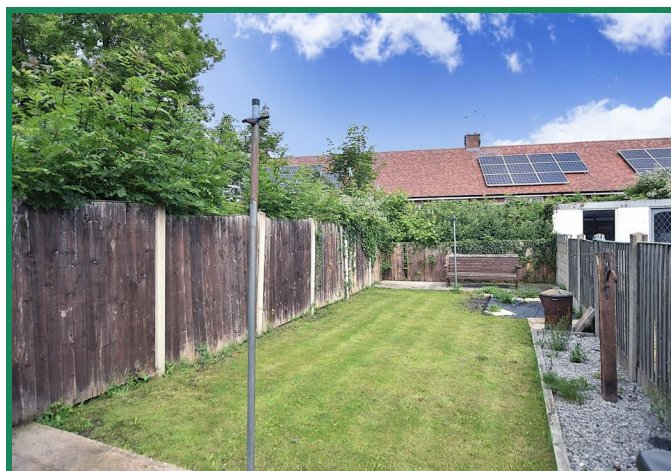
Appointed with a white suite of low flush w.c, P shaped bath with electric shower over and splash screen, pedestal wash basin, radiator, upvc double glazed window and storage cupboard with slatted shelving.

OUTSIDE

To the rear of the property is a sunny aspect garden which enjoys a good degree of privacy and features patio areas and lawn.

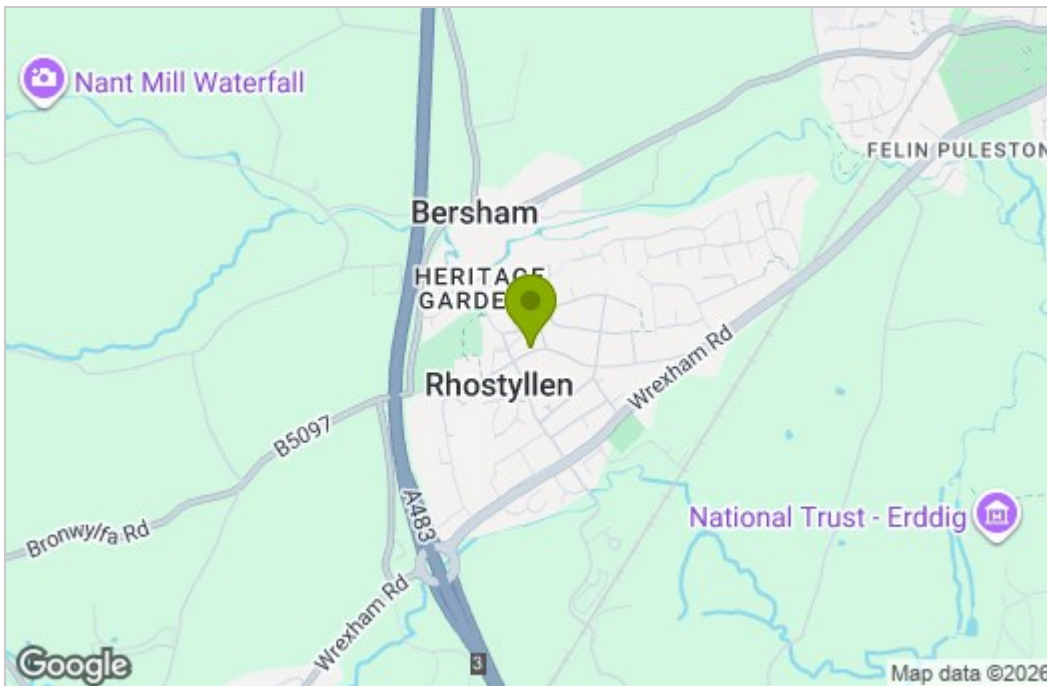
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Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from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





Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	65	
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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