



26

Wrexham | LL14 4AF

£122,500

**MONOPOLY**  
BUY ■ SELL ■ RENT

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A wonderful opportunity to purchase a 2 bedroom terrace property located in the popular village of Rhostyllen. The property would make an ideal first time or investment purchase offering 2 reception rooms, 2 double bedrooms, gas central heating and a good size garden to the rear. The village of Rhostyllen benefits from having numerous local amenities including shops, primary school and sits approximately 2 miles from Wrexham city centre and is close to the A483 making it ideal for commuting. In brief the property comprises of; hallway, dining room, lounge and kitchen to the ground floor and 2 double bedrooms and bathroom to the first floor.

- A 2 bedroom terrace property
- Ideal first time or investment purchase
- 2 Reception rooms
- Good size rear garden
- Popular village location
- VIEWING HIGHLY RECOMMENDED



## Hallway

With wood effect flooring, opening into the dining room, stairs off to the first floor.

## Dining Room

12'3" x 8'5" (3.74m x 2.57m)

With wood effect flooring, double glazed window to the front, door to an under stairs storage cupboard.

## Lounge

12'2" x 11'9" (3.72m x 3.59m)

Well presented with a double glazed window to the rear, wood effect flooring.

## Kitchen

10'4" x 6'9" (3.16m x 2.07m)

Fitted with a range of cream gloss wall, drawer and base units, wood effect flooring, work surfaces with inset 1 1/4 stainless steel sink and drainer, space for a cooker, stainless steel splash back, extractor fan, plumbing for a washing machine, space for a refrigerator, wall mounted gas combination boiler, door off to the rear garden.

## First Floor Landing

A small landing with doors off to the two bedrooms.

## Bedroom 1

12'4" x 11'11" (3.76m x 3.64m)

A spacious bedroom with a double glazed window to the rear, carpeted flooring, door off to the bathroom.

## Bathroom

10'3" x 6'9" (3.14m x 2.08m)

Fitted with a low level w.c, wash hand basin with vanity unit under, bath, fully tiled shower cubicle, double glazed window.

## Bedroom 2

11'11" x 10'4" (3.64m x 3.16m)

A double bedroom with a double glazed window to the front, carpeted flooring, access to the loft space.

## Rear Garden

To the rear is a long good size garden with a paved patio leading on to a lawned garden and paved pathway to the side. There is access to an outside store and outside w.c.

## Important Information

### MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





#### **Key Property Facts**

The key material information can be seen via the web links from which ever property portal the property is viewed.

#### **Damp works required**

It has been identified that this property needs damp work at a cost of five to six thousand pounds. The current owner is not prepared to get the works done before completing on a sale.



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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C			69
(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		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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