



42 Ffordd Gwynedd, Rhosllanerchrugog, Wrexham, LL14 2HB

Price £135,000

A spacious three bedroom semi detached house with private drive and good sized rear garden located within the village of Rhosllanerchrugog having a range of amenities, schools and good road links within close proximity. Having the benefit of gas fired central heating and upvc double glazing, the property briefly comprises a canopy porch, entrance hall with stairs to 1st floor landing, lounge with wood burner, kitchen/dining room and ground floor w.c. On the first floor there are three bedrooms and a bathroom. Private driveway to front and mainly lawned garden to the rear. NO CHAIN. Energy Rating - D (67)

LOCATION

Situated within the village of Rhosllanerchrugog approximately 5 miles from Wrexham City Centre with a good range of day-to-day amenities, shopping facilities, schools and bus service. The nearby village of Ruabon has a convenient train station and there are good road links to the major commercial and industrial centres of the region.

DIRECTIONS

From Wrexham take the A483 Wrexham to Chester by-pass towards Oswestry exiting at the Rhostyllen roundabout signposted Rhosllanerchrugog. Take the third exit off the roundabout entering the Village of Johnstown, continue on the main road and the high street for approximately 1 1/2 miles, thereafter turn right immediately before the supermarket, continue up the hill and take the right turn into Ffordd Gwynedd and the property will be observed on the left.

ON THE GROUND FLOOR

Canopy porch with part glazed door opening to:

HALLWAY

With radiator, stairs off to first floor landing and four panel door opening to:

LOUNGE 14'7 x 13'4 (4.45m x 4.06m)

Upvc double glazed window to front, radiator, wood burner (not tested) set within the chimney breast, picture rail and an open access to:

KITCHEN/DINING ROOM 14'7 x 9'1 (4.45m x 2.77m)

Fitted with a range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit, electric cooker point, two upvc double glazed windows, stainless steel extractor hood, radiator and tiled flooring.

SIDE HALL

Part glazed external door, tiled flooring, under stairs storage area and access to:

GROUND FLOOR W.C

Appointed with a w.c, upvc double glazed window, tiled flooring and wall mounted Mains gas combination boiler.

ON THE FIRST FLOOR

Approached via the staircase from hallway to:

LANDING

With four panel doors off to all rooms, ceiling hatch to roof space and upvc double glazed window.

BEDROOM ONE 10'7 x 10'6 (3.23m x 3.20m)

Upvc double glazed window to front and radiator.

BEDROOM TWO 11'9 x 8'5 (3.58m x 2.57m)

Upvc double glazed window to rear and radiator.

BEDROOM THREE 8'9 x 7'7 (2.67m x 2.31m)

Upvc double glazed window and radiator.

BATHROOM

Appointed with a white suite of pedestal wash basin with mixer tap, low flush w.c, bath with mixer tap and shower take-off, chrome heated towel rail, part tiled walls and upvc double glazed window.

OUTSIDE

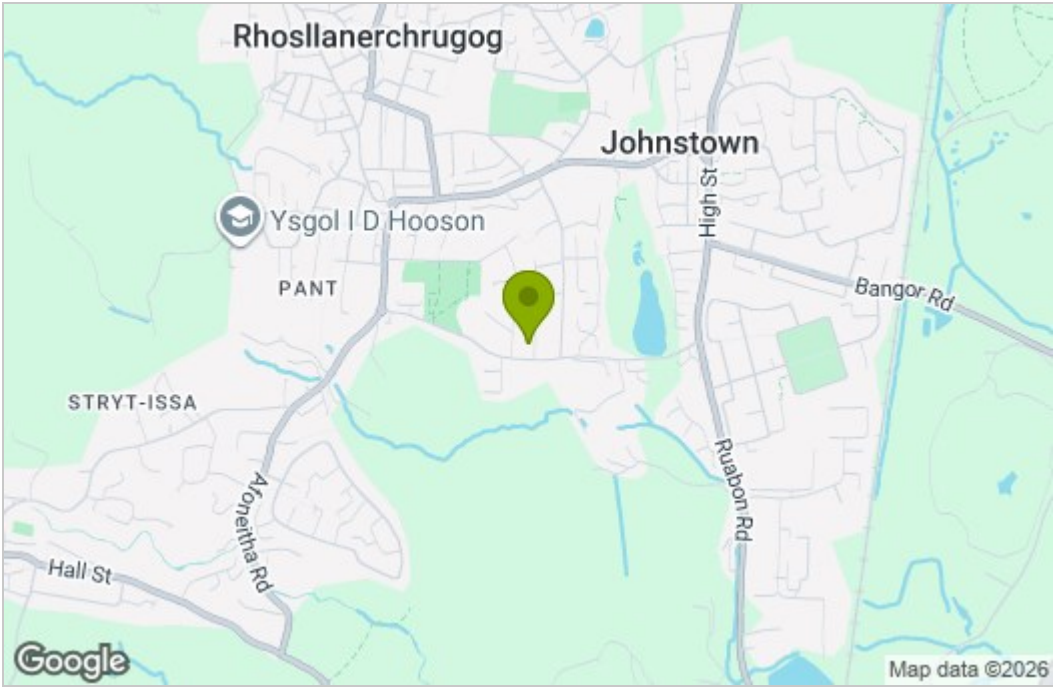
The property is approached along a private driveway providing parking. A gated side path continues to the good sized mainly lawned rear garden.

PLEASE NOTE

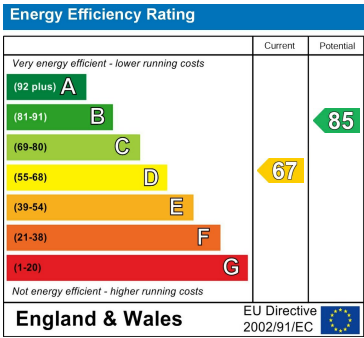
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Area Map



Energy Efficiency Graph



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