



Trem Y Mynydd, Wrexham LL14 1BX

£850

Available FOR RENT is this excellent two bedroom terraced home, located in Rhosllanerchrugog. In brief the property comprises of an entrance hall, spacious lounge, kitchen/dining, rear porch, downstairs WC, landing area, two double bedrooms and family bathroom. Externally you will find ample space for parking to the front and a pleasant low-maintenance paved patio area with decorative stone. Trem y Mynydd is a cul-de-sac location in Rhosllanerchrugog, where there are a wealth of local amenities all within walking distance including shops, schools, public houses and medical centres. There are excellent transport links to nearby villages and the city of Wrexham is just a short drive away.

- FOR RENT - TWO BEDROOM TERRACED HOME
- KITCHEN/DINING AREA
- DOUBLE BEDROOMS
- PARKING TO THE FRONT
- VILLAGE LOCATION OF RHOSLLANERCHRUGOG
- SPACIOUS LIVING ROOM
- DOWNSTAIRS WC
- FAMILY BATHROOM
- PATIO AREA TO THE REAR
- EXCELLENT TRANSPORT LINKS



Entrance Hall

UPVC double glazed door leading into entrance porch with wooden laminate floor, ceiling light point, panelled radiator and stairs to first floor.

Living Room

UPVC double glazed bay window to the front elevation. Electric fire with surround, wooden laminate flooring, two wall lights, ceiling light point and panelled radiator.

Kitchen/Dining Room

Housing a range of wall, drawer and base units with work surface over. Under-stairs storage cupboard with wall light. Integrated appliances to include electric oven, hob and extractor above. Space for further appliances including washing machine, dryer and fridge freezer. Stainless steel sink unit with mixer tap, tiled floor, panelled radiator, wall-mounted combination boiler, recessed LED lighting and uPVC double glazed window to the rear elevation.

Rear Porch

Door from kitchen leads into the rear porch with uPVC double glazed door to the garden area and door into downstairs toilet. Ceiling light point, panelled radiator and tiled flooring.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. UPVC double glazed frosted window to the rear elevation. Tiled flooring, panelled radiator and ceiling light point.

Landing Area

Wooden laminate flooring, ceiling light point, access to loft, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the rear elevation, wooden laminate flooring, panelled radiator and ceiling light point.

Bedroom Two

UPVC double glazed window to the front elevation, wooden laminate flooring, built in storage cupboard, panelled radiator and ceiling light point.

Bathroom

Three piece suite comprising low-level WC, wash hand basin and panelled bath with electric shower over. Panelled radiator, tiled walls, shaved point, tiled floor, extractor and recessed LED lighting.

Outside

To the front there are two parking spaces, decorative stone and a pathway leading to the front entrance where there is a sheltered porch. To the rear there is a pleasant paved patio area with decorative stone. To the boundaries are fence panels and brick walling. A gate leads to a shared pathway where you can easily access the front.

Important Information

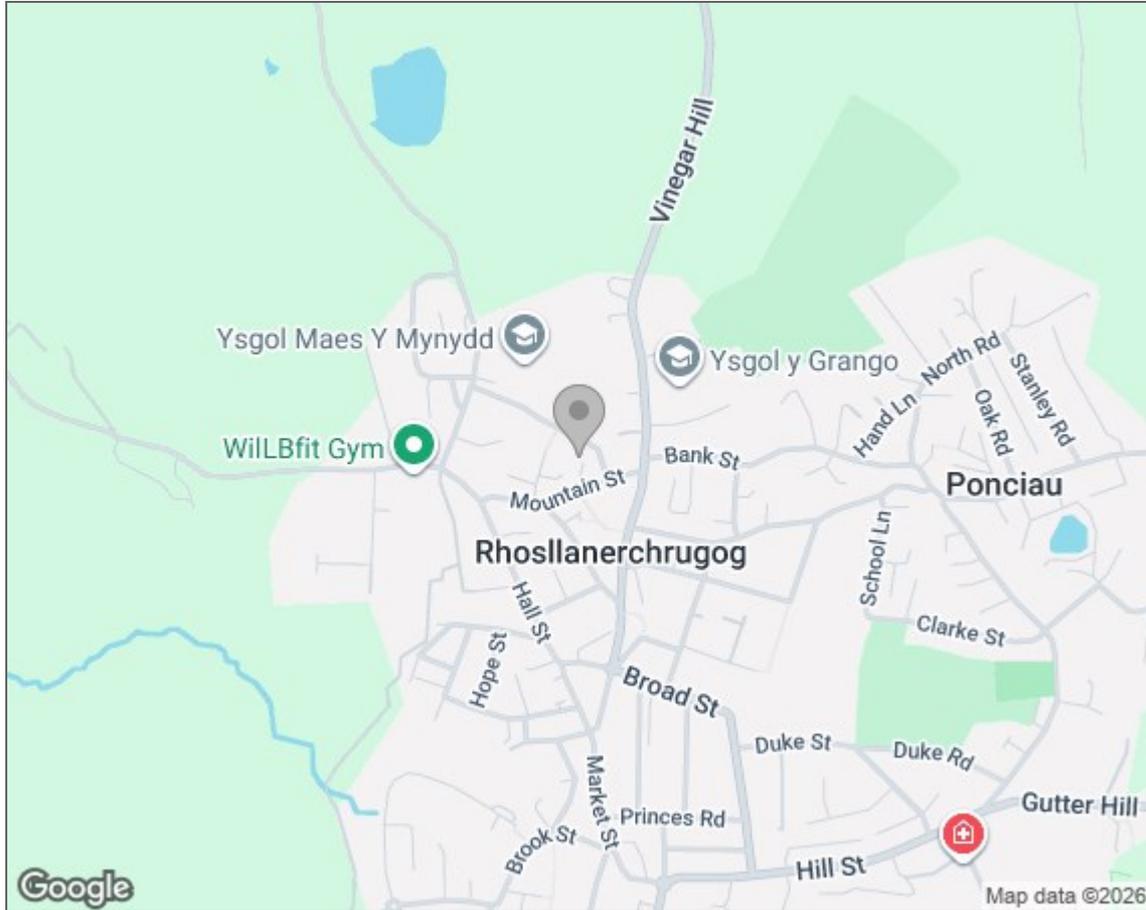
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | 92 |
| (81-91) B | |
| (69-80) C | |
| (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 ₂) Rating | |
|---|-------------------------|
| | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | |
| England & Wales | EU Directive 2002/91/EC |

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

