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Rhostyllen | Wrexham | LL14 4FP

£195,000

MONOPOLY
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A modern, well appointed 2 bedroom detached property situated on a recently built development in the village of Rhostyllen. This excellent property is only around 18 months old and offers well presented living accommodation to include 2 double bedrooms, modern kitchen and bathroom and off road parking for 2 cars. The village of Rhostyllen offers a wealth of local amenities and benefits from being close to Wrexham town centre and has superb links to major road routes for commuting. In brief the property comprises of; hallway, downstairs w.c, kitchen and lounge to the ground floor and 2 double bedrooms and bathroom to the first floor.

- A modern recently built 2 bedroom detached property
- Well appointed living accommodation
- 2 Double bedrooms
- Modern kitchen and bathroom
- Off road parking for 2 cars
- New modern development
- Popular village location
- MUST BE VIEWED TO BE APPRECIATED



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Hallway

With wood effect flooring, door to a large storage cupboard.

Lounge

16'2" x 10'3" (4.95m x 3.13m)

Superbly presented with double glazed french doors off to the rear garden, double glazed window to the side, wood effect flooring, stairs off to the first floor.

Kitchen

10'3" x 9'1" (3.13m x 2.78m)

A modern, attractive fitted kitchen offering a range of wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven, 4 ring electric hob (this will be changed back to the gas hob that was originally in the property once the property is sold), glass splashback, stainless steel extractor fan, integrated fridge/freezer, plumbing for a washing machine, tiled flooring, wall mounted gas combination boiler.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

12'1" x 9'3" (3.70m x 2.82m)

Spacious and well presented with a double glazed window to the front, carpeted flooring, large built in wardrobe.

Bedroom 2

12'8" x 8'5" (3.87m x 2.57m)

A good size double bedroom with a double glazed window to the rear, carpeted flooring.

Bathroom

7'4" x 6'9" (2.25m x 2.07m)

Fitted with a modern white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls, tiled flooring, 2 double glazed windows.

Rear Garden

To the rear is a small paved area leading on to a lawned garden and gated access to the back of the property.

Front

To the front is a tarmac driveway providing off road parking for 2 vehicles.

Additional Information

Please note that on completion of the estate there will be an annual maintenance charge of circa £360 per annum.

The owner has informed us that there was originally a gas hob in the kitchen when it was new but he changed it to an electric hob. He has said he will be changing it back to gas once the property is sold.

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.



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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A		86
(81-91) B		83	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Provision
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			
EU Directive 2002/91/EC			

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