



20 Rhosddu Road, Wrexham LL11 2LP

£87,950

****IDEAL FOR A FIRST TIME OR INVESTMENT BUYER****

This is a fantastic opportunity to purchase a 1 Bedroom Ground floor maisonette located in the village of Rhosddu. This excellent property offers 1 bedroom and a designated car parking space. In brief the property comprises of; Entrance Porch, Kitchen, Living/Dining Area, 1 Bedroom and Bathroom.

The village of Rhosddu offers a number of local amenities close to hand including shops, School and has excellent access to Wrexham, Mold and Chester.

- ONE BEDROOM
- GREAT LOCATION
- BATHROOM
- GROUND FLOOR APARTMENT
- KITCHEN



ACCOMMODATION COMPRISING

UPVC Double glazed Leaded and stained front door giving access to the Entrance Porch

ENTRANCE PORCH

With door leading into the Lounge.

LOUNGE

4.956m x 3.600m (16'3" x 11'9")

UPVC Double glazed window to the front, under stairs cupboard, door leading into the Inner Hallway.

INNER HALLWAY

With doors leading off to:

KITCHEN

2.467m x 1.826m (8'1" x 5'11")

Comprising a range of wall and base cupboards, with complementary worktop surfaces, incorporating Four ring gas hob, electric oven/grill, with extractor hood over, stainless steel sink unit, UPVC Double glazed window to the rear, plumbing for washing machine, space for fridge,

BEDROOM

3.608m x 2.554m (11'10" x 8'4")

UPVC Double glazed window to the rear

BATHROOM

Comprising of a Panel enclosed bath, shower cubicle, pedestal wash hand basin, UPVC Double glazed and frosted window to the rear, low level w.c., airing cupboard.

OUTSIDE

Open plan lawned garden with paved sitting area and pathway giving access to the front door.

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.

ADDITIONAL INFORMATION

The vendor is currently purchasing a new lease for 125 years and this currently being dealt with by the solicitor.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

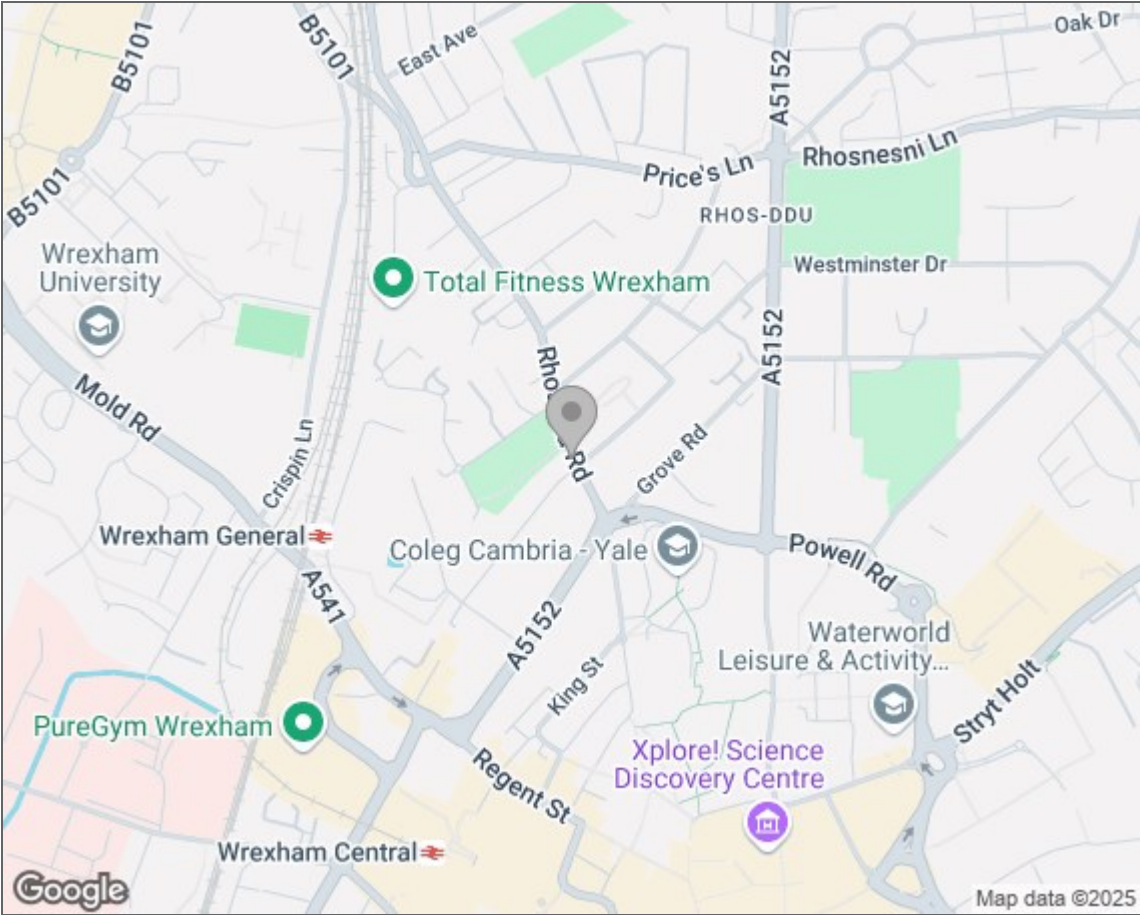
Please remember that you should not borrow more than you can safely afford.
Your home maybe repossessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		
	Current	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		

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