



6

Wrexham | LL14 1BB

£160,000

MONOPOLY
BUY ■ SELL ■ RENT

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An opportunity to purchase a spacious Two Bedroom Detached house in Rhos. The property benefits from off road parking, private garden and a large garage/workshop. The house comprises: hallway, conservatory, sitting room, dining room and kitchen to the ground floor, with two double bedrooms and a generous shower room to the first floor. Externally there is a pedestrian and vehicular gate onto the driveway. Garden with astro turf lawn and mature shrubs. Very large garage/workshop to the rear.

Located in the village of Rhosllanerchrugog there are a wealth of local amenities close to hand including various shops, primary and secondary schools, Theatre, Doctors and also has good road routes out of the village for commuting.

"NO CHAIN"

- SPACIOUS 2 BEDROOM SEMI-DETACHED HOUSE
- 2 RECEPTION ROOMS PLUS CONSERVATORY
- 2 DOUBLE BEDROOMS
- PRIVATE GATED DRIVEWAY AND GARDEN
- LARGE WORKSHOP/GARAGE
- POTENTIAL TO SPLIT BED 2 INTO 2 ROOMS AS THERE IS A SECOND DOOR AND WINDOW.



Hallway

With patio doors into the conservatory. Carpeted flooring, stairs to the first floor. Doors to the kitchen and sitting room.

Kitchen

14'4" x 9'5" (4.38 x 2.89)

Generous kitchen with wide range of wall, base and drawer units with wood effect fronts and worktops. Built in oven, hob, extractor, microwave, fridge/freezer. Stainless steel sink and drainer beneath the window overlooking the garden. Wall mounted Ideal boiler within an especially adapted cupboard. Upvc door to the garden.

Sitting Room

13'5" x 12'4" max (4.10 x 3.77 max)

In the centre of the home with window to the rear and sliding opaque doors into the dining room. Gas fire within tiled fireplace and hearth. Carpeted flooring.

Dining Room

13'6" x 10'9" (4.12 x 3.30)

Second spacious reception window to the front elevation, carpeted floors, large sliding doors into the living room.

Bedroom 1

13'5" x 10'8" (4.11 x 3.26)

Double bedroom with window to the front elevation, carpeted flooring.

Bedroom 2

11'9" x 6'8" min not including wardrobes (3.6 x 2.05 min not including wardrobes)

Windows to the side and rear with built in wardrobes. Carpeted flooring. This bedroom could be split into two smaller rooms as there is a second original door from the landing (blocked by the wardrobes) and a second window.

Shower Room

11'9" x 6'8" max I-shaped (3.6 x 2.05 max I-shaped) Single stair down from the landing to enter. Fully tiled bathroom with walk in shower cubicle with mains shower head. White toilet and wash hand basin. Window to the side elevation with patterned glass.

Conservatory

9'6" x 6'3" (2.9 x 1.92)

With French doors into the garden and patio doors into the hallway.

Garage

25'5" x 17'9" plus additional workshop (7.75 x 5.43 plus additional workshop)

Large garage/workshop to the rear of the property. Mixed construction with timber, brick/block and non standard. Separate external door plus an internal door into a further workshop. All with working lighting. Up and over door and pedestrian doors.

Garden and Driveway

Vehicular and pedestrian gates lead into the driveway and garden which are both located to the side of the house. Astro turf lawn, mature shrubs and sitting areas. Driveway leads up to the garage.

Additional Information

Gas central heating.... Upvc windows and uPvc door into the kitchen (not garage)...No chain...

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 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

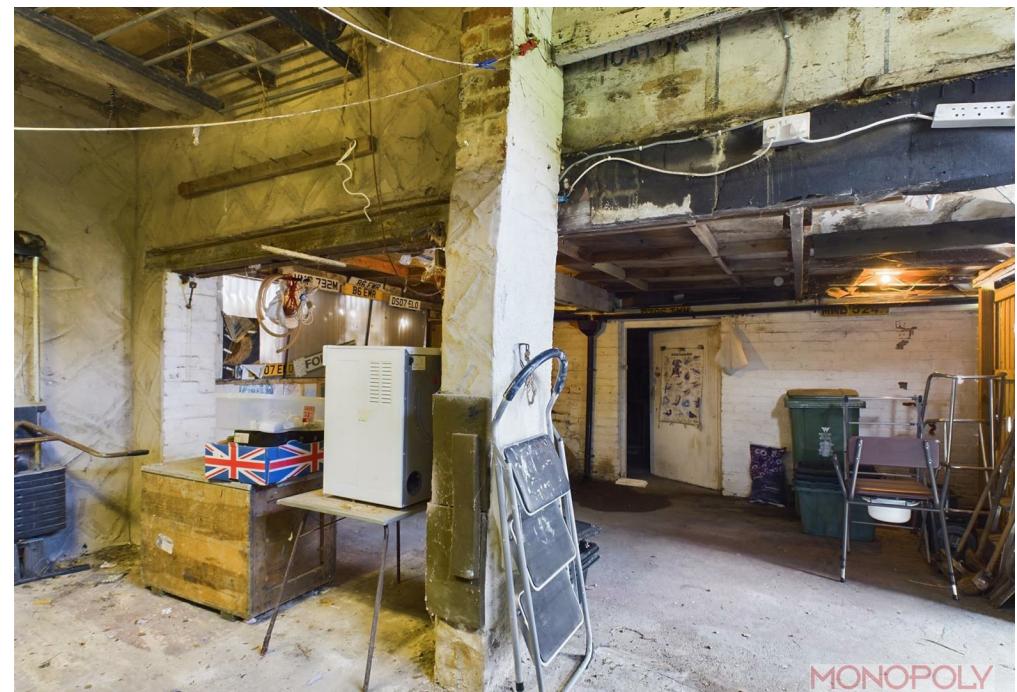
MORTGAGES

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

KEY FACTS FOR BUYERS

More information on the property can be found in the key facts for buyers report please see the weblink on Rightmove or use this link:
<https://sprint.com/dashboard/property-report/6-school-road-wrexham-LL14-1bb/3666117>





Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1477.88 ft²

137.3 m²

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(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	Prospective
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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