



Owens Street, Wrexham LL14 1BL

£750

A 2 bedroom terrace property located in the village of Rhosllanerchrugog, approximately 4 miles from Wrexham city centre. The property benefits from having 2 reception rooms, 2 good size bedrooms and gas central heating. The village of Rhosllanerchrugog offers a wealth of local amenities including various shops, primary and secondary school and has excellent road access to Wrexham and the A483 for commuting. In brief the property comprises of; lounge, dining room and kitchen to the ground floor and 2 bedrooms and bathroom to the first floor

- A 2 bedroom terrace property
- Bathroom to the first floor
- Gas central heating
- 2 Reception rooms
- Rear Garden
- Approximately 4 miles from Wrexham



Lounge

With a double glazed window to the front, wood effect flooring.

Dining Room

With wood effect flooring, double glazed french doors off to the rear garden, opening into the kitchen.

Kitchen

Fitted with matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven, 4 ring gas hob, stainless steel splash back, stainless steel extractor fan, washing machine (this will stay but is the tenants responsibility if anything goes wrong with it), tiled flooring, part tiled walls, double glazed window.

First Floor Landing

With carpeted flooring, access to the loft space.

Bedroom 1

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

Bedroom 2

With a double glazed window to the rear, carpeted flooring, built in wardrobes, wall mounted gas combination boiler.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin, corner bath with shower over, fully tiled walls, tiled flooring, double glazed window.

Rear Garden

To the rear is a paved courtyard with a gate opening to a shared pathway and further area of garden which is predominantly gravelled.

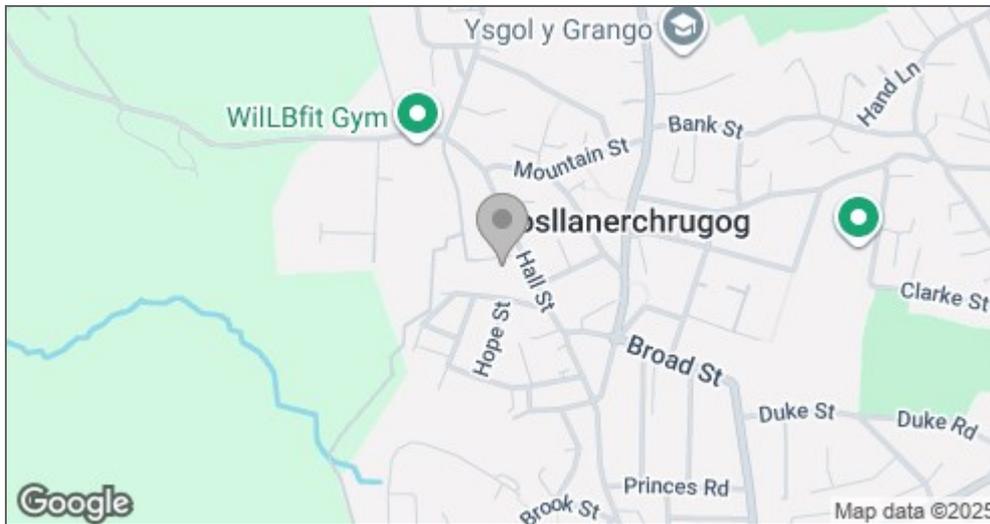
Material Information

Please see Key Facts for buyers in Web Link.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO ₂) Rating			
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			
England & Wales		Current	Potential

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.

