



24

Wrexham || LL14 1BW

£175,000

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# 24

Wrexham | | LL14 1BW

A 3 bedroom semi-detached property situated in the village of Rhosllanerchrugog. The property benefits from having 2 reception rooms, 3 bedrooms and a bathroom to the first floor and a good size, well maintained garden to the rear. To the side of the property is access to a single garage. The village of Rhosllanerchrugog benefits from having a wealth of local amenities in the village including various shops, primary and secondary school and has excellent access to the A483 for commuting. In brief the property comprises of; entrance hall, lounge, kitchen, dining room and utility room to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A 3 bedroom semi-detached property
- 2 Reception rooms
- Good size, well maintained rear garden
- Single garage
- Gas central heating
- NO CHAIN



### Entrance Hallway

With wood effect tiled flooring, double glazed window, door into the lounge.

### Lounge

With a double glazed window to the front, Gas fire with back boiler (fire is currently un-serviceable), wooden plinths and display shelves, carpeted flooring.

### Kitchen

Fitted with matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring electric hob, part tiled walls, space for a refrigerator, tiled flooring, double glazed window, door off to the dining room and utility room.

### Dining Room

With wood effect flooring, double glazed window to the rear.

### Utility Room/Rear Porch

With tiled flooring, plumbing for a washing machine, space for a dryer, double glazed window.

### First Floor Landing

With carpeted flooring, door to an airing cupboard housing the hot water tank, access to the loft space.

### Bedroom 1

A double bedroom with fitted wardrobes and high level units, carpeted flooring, double glazed window to the front.

### Bedroom 2

A double bedroom with a double glazed window to the rear, wood effect flooring.

### Bedroom 3

With a double glazed window to the front, carpeted flooring.

### Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath, separate shower cubicle, wood effect flooring, double glazed window, part tiled walls.

### Rear Garden

A good size rear garden with a raised concrete patio off the back door and steps down to a lower level where there is access to a single garage and brick built storage shed. There is gated access to and attractive, well maintained garden, predominantly lawned with raised flower beds and a paved patio. There is access to a greenhouse and another shed.

### Single Garage/Workshop

To the side is a driveway which has shared right of way with the neighbouring property. The garage is a good size and currently used as a workshop.

### Important Information

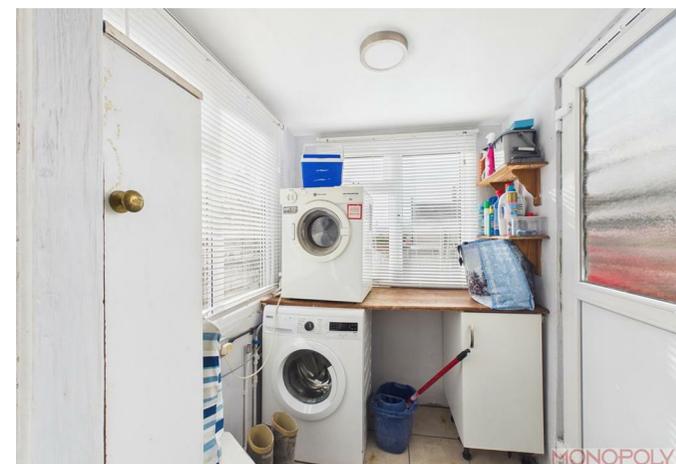
MONEY LAUNDERING REGULATIONS 2003

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.





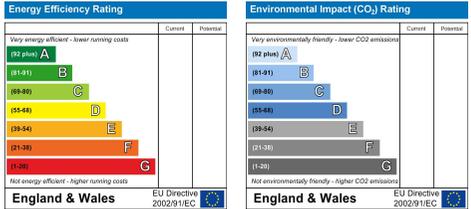




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