



Ger Y Coed

Wrexham | | LL14 1BA

£249,950

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Situated in the popular residential area of Rhosllanerchrugog is this well-presented three double bedroom detached family home, offered for sale with the added benefit of no onward chain. Occupying a pleasant position at the end of a cul-de-sac, the property enjoys far-reaching countryside views whilst providing spacious and versatile accommodation throughout. In brief, the accommodation comprises an entrance hallway, downstairs WC, spacious living room, open plan kitchen/dining room and a separate study, creating an ideal layout for modern family living and home working. To the first floor, the landing leads to three generous double bedrooms, a family bathroom and an en-suite shower room to the principal bedroom. Externally, the property benefits from a spacious decorative stone driveway providing ample off-road parking. To the side there is a paved seating area, ideal for outdoor dining and entertaining, whilst to the rear there is a useful storage area. The elevated position and countryside outlook are particular features of the home. School Street is conveniently located within walking distance of a range of local amenities including shops, schools, eateries and everyday conveniences. The surrounding villages of Johnstown, Penycae and Ruabon offer further facilities, while the nearby A483 provides excellent transport links to Wrexham, Chester, Oswestry and beyond, making the property ideal for commuters.

- THREE DOUBLE BEDROOM DETACHED HOME WITH NO ONWARD CHAIN
- ENTRANCE HALLWAY
- OPEN PLAN KITCHEN/DINING ROOM
- UTILITY ROOM
- DOWNSTAIRS WC
- LIVING ROOM AND STUDY
- PRINCIPAL BEDROOM WITH EN-SUITE
- FOUR PIECE BATHROOM
- SPACIOUS DRIVEWAY AND PATIO SEATING AREA
- COUNTRYSIDE VIEWS IN A CUL-DE-SAC LOCATION



Entrance Hallway

UPVC double glazed door leads into the entrance hallway with uPVC double glazed window to the front. Carpeted flooring, ceiling light point, radiator, under-stairs shelving area, doors to living areas, kitchen and downstairs WC.

Living Room

UPVC double glazed French doors to the side elevation, carpeted flooring, ceiling light point and radiator.

Kitchen/Dining Room

Spacious Kitchen/Dining Area with the kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances include under-counter fridge and freezer, electric oven, gas hob and extractor above. 1.5 stainless steel sink unit with mixer tap over. Vinyl flooring, recessed LED lighting, radiator, space for dining table and uPVC double glazed window to the side. Door into utility

Utility Room

Housing base units with complimentary work surface over. space for tumble dryer and washing machine. Stainless steel sink unit with mixer tap over. Wall mounted combination boiler, vinyl flooring, ceiling light point, extractor, uPVC double glazed door to the side and window to the front.

Study

UPVC double glazed window to the side. Carpeted flooring, radiator and ceiling light point.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Vinyl flooring, radiator, ceiling light point and uPVC double glazed frosted window to the front.

Landing Area

UPVC double glazed window to the side. Carpeted flooring, access to loft, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the rear. Carpeted flooring, ceiling light point, radiator and door into en-suite.

En-suite

Three piece suite comprising low-level WC, pedestal wash hand basin and enclosed electric shower cubical. Vinyl flooring, radiator, extractor, recessed LED lighting and uPVC double glazed frosted window to the side.

Bedroom Two

UPVC double glazed window to the side. Carpeted flooring, ceiling light point and radiator.

Bedroom Three

Two uPVC double glazed windows to the front and side elevations. Carpeted flooring, radiator and ceiling light point.

Bathroom

Four piece suite comprising low-level WC, pedestal wash hand basin, corner panelled bath and corner enclosed shower cubical with mains shower. Vinyl flooring, radiator, recessed LED lighting, radiator and uPVC double glazed frosted windows to the front and side elevation.

Outside

The property is situated at the end of a cul de sac and has the added benefit of being situated next to farmland with countryside views. To the front there is a spacious decorative stone driveway with additional side access gate with paved pathway to





the entrance. There is side access leading to a paved patio area. To the rear there is storage area behind the property.

Additional Information

The property was built 19 years ago and has been solely used as a rental during that time meaning there are valid certificates in place including electrical and gas safety. The boiler has been serviced annually. There is a pathway to the front of the property leading to a children's play area and schools.

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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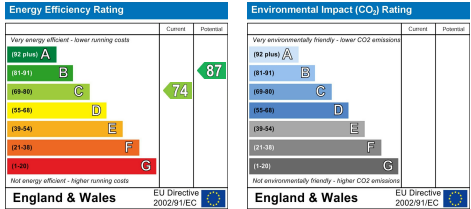


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