



Rhosddu Road, Wrexham LL11 2NH

£650

Available to rent is this well-presented two double bedroom terraced home, conveniently located just off Rhosddu Road and within easy walking distance of Wrexham city centre. The property offers spacious and practical accommodation. In brief, the accommodation comprises an entrance hallway, two reception rooms including a living room and separate dining room, and a fitted kitchen with useful under-stairs storage. To the first floor, the landing leads to two generous double bedrooms and a spacious shower room. Externally, the property benefits from a lawned garden and courtyard area to the front, while the rear offers a further courtyard with useful storage and an outside WC. On-street parking is available in the surrounding streets. The location is particularly convenient, with a wide range of shops, cafés, restaurants and medical facilities all within walking distance. Wrexham's transport links are easily accessible, including bus routes, road links and the nearby train station, making this an ideal base for commuters.

- FOR RENT - TWO BEDROOM TERRACED HOME
- ENTRANCE HALLWAY
- KITCHEN WITH UNDER-STAIRS STORAGE
- SPACIOUS SHOWER ROOM
- EXTERNAL STORAGE AND OUTSIDE WC
- WALKING DISTANCE TO CITY CENTRE
- TWO RECEPTION ROOMS
- TWO DOUBLE BEDROOMS
- GARDEN TO THE FRONT COURTYARD TO REAR



Entrance Hallway

UPVC double glazed door leading into hall with carpeted flooring, ceiling light point, panelled radiator, stairs off to the first floor and door into dining room.

Living Room

UPVC double glazed window to the front, carpeted flooring, fireplace, ceiling light point, panelled radiator and wooden French style doors to the dining room.

Dining Room

UPVC double glazed window to the rear, carpeted flooring, gas fireplace, panelled radiator, ceiling light point and door into kitchen.

Kitchen

3.43m x 2.56m (11'3" x 8'4")

Housing a range of wall, drawer and base units with work surfaces over. Inset stainless steel sink and drainer, plumbing for a washing machine, apce for cooker, part tiled walls, wall mounted gas boiler, two uPVC double glazed windows to the side/rear, uPVC double glazed door to the rear, door to storage cupboard, space for fridge/freezer, vinyl flooring and extractor.

Landing Area

With access to the loft space, carpeted flooring, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

A spacious room with a double glazed window to the front, carpeted flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the rear, carpeted flooring, ceiling light point and panelled radiator.

Shower Room

3.06m x 2.56m (10'0" x 8'4")

Three piece suite comprising low level WC, pedestal wash hand basin, walk in electric shower, uPVC frosted double glazed window to the rear, non-slip flooring, panelled radiator and ceiling light point.

Rear Yard

To the rear is a concrete yard with a gate opening to the rear path. There are additional outbuildings including a garden store and separate outside WC.

Front Garden

To the front is a lawn garden off set from the shared access path.

Access

The property is set back from the road. There is on-street parking available in the surrounding areas, Albany terrace is a side street next to 'Salon One 20'

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



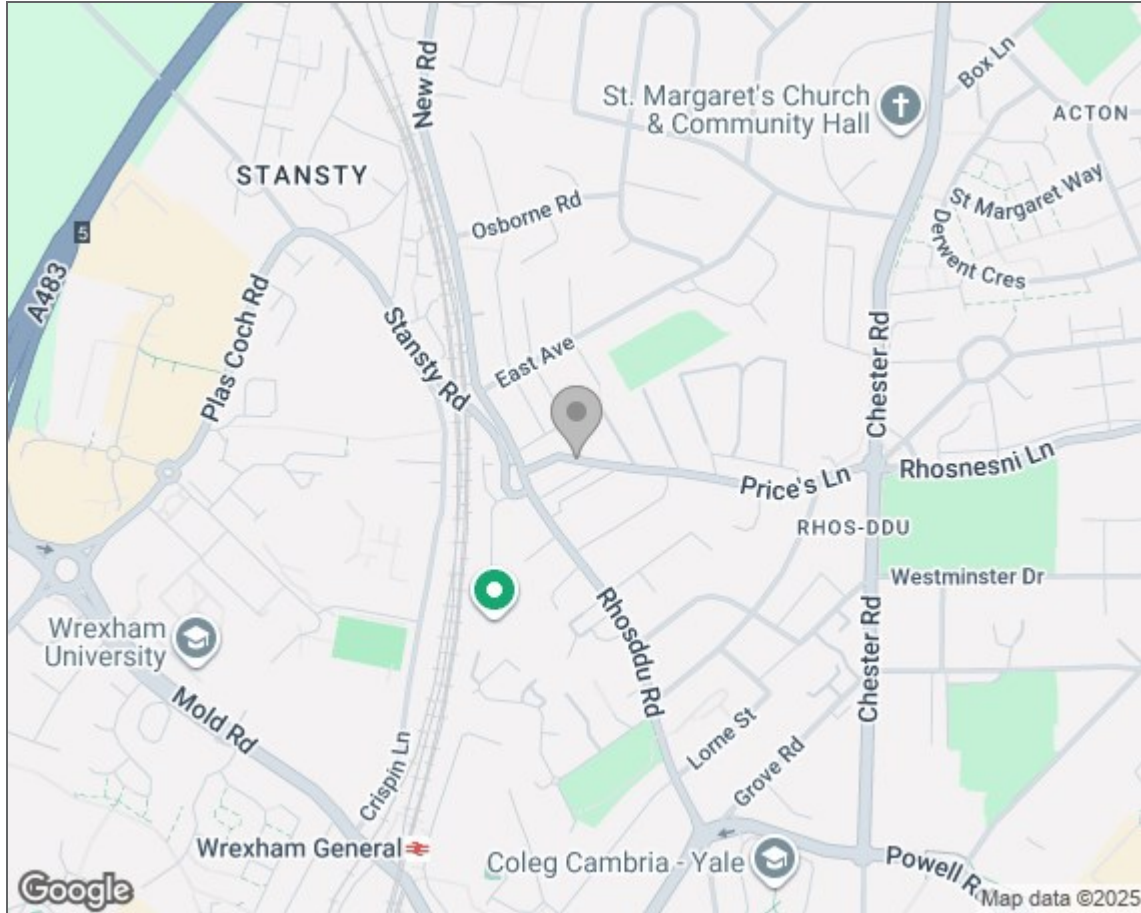
which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		63	
(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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