

# Town & Country

Estate & Letting Agents

New Street, Rhosllanerchrugog, Wrexham

£155,000



A fantastic opportunity to purchase this traditional 3 bedroom detached property situated in the village of Rhosllanerchrugog.

The internal accommodation requires a scheme of modernisation but offers superb potential to renovate into a beautiful family home.

The property benefits from two reception rooms, kitchen, three good sized bedrooms and a family bathroom. benefitting from UPVC double glazing and gas central heating. The hidden gem of this property is the rear garden which is an exceptional size and private.

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## Entrance

The property is accessed via a double glazed door to front opening to the entrance hall, laminate wood effect flooring. Stairs to the first floor. Doors to:

## Lounge

11,9 x 11,10

Featuring a electric fire set within an Adam style surround, a double glazed window to front and radiator.



## Garden - Aerial View

Aerial photograph outlining in red the size of the plot.

## Dining Room

11,11 x 11,10

Wood effect laminate flooring, electric fire, Double glazed window to rear, radiator. Door leading to kitchen.



## Kitchen

9,7 x 7,22

Fitted with a range of wall, base and drawer units with complementary work surfaces. One and a half bowl sink unit with mixer tap, electric oven and hob and combi boiler. Under stairs storage cupboard/pantry.



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## Bedroom One

10,10 x 11,10

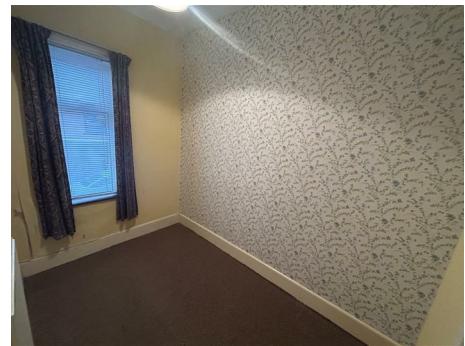
Window to front, radiator.



## Bedroom Two

9,7 x 12,7

Fitted with wardrobes, window to rear and radiator.



## Bedroom Three

9,1 x 5,5

Window to front, radiator.

## Landing

Spacious landing leading to the three bedrooms and family bathroom.



## Family Bathroom

10 x 8

The shower room is installed with an attractive modern suite comprising of a

separate low level W/C, a double shower enclosure with a thermostatic shower, a ceramic tiled floor, fully tiled walls, a towel radiator and an opaque double glazed window that faces the rear elevation.



## Rear Garden

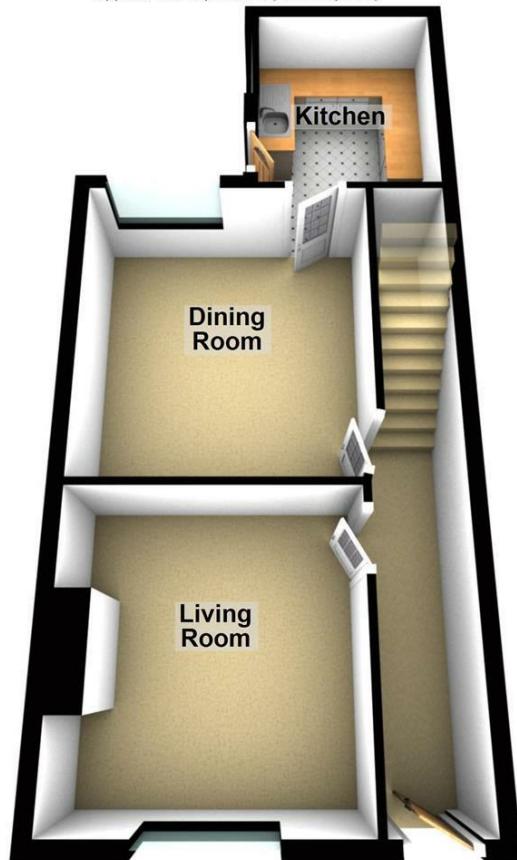
The rear garden enjoys a sunny aspect, with a paved patio leading to an exceptional lawned and scrubbed garden



## Patio Area

## Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



Total area: approx. 83.8 sq. metres (902.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		57
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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