

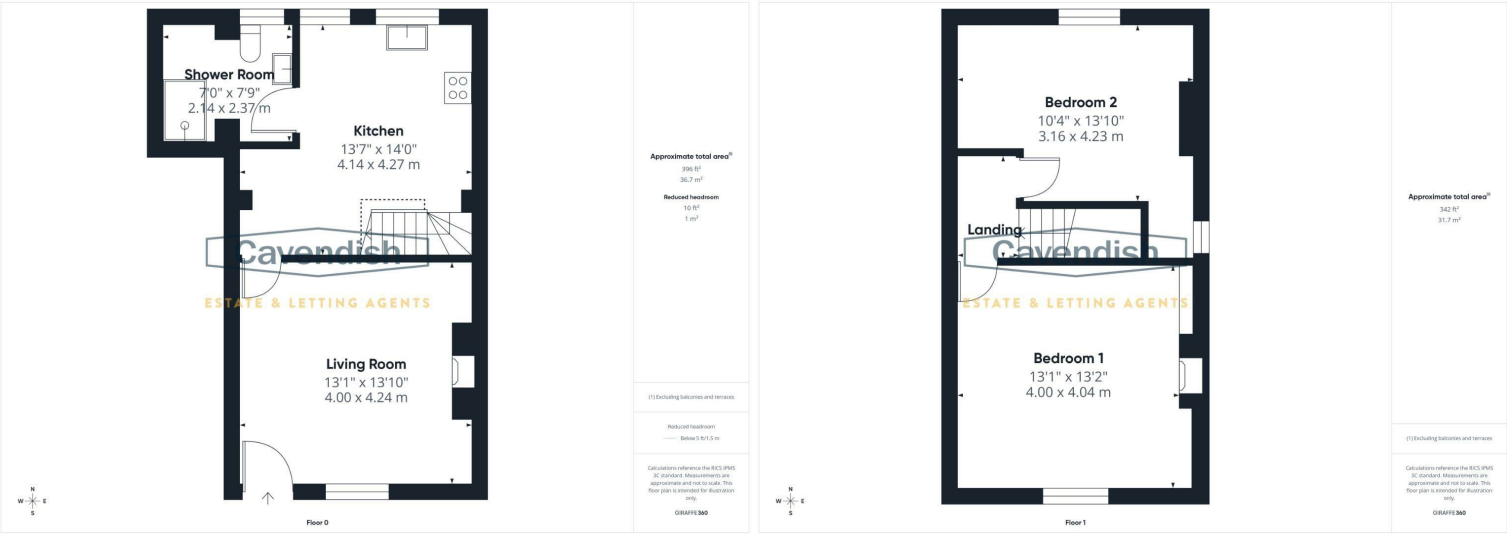
41 School Street, Rhosllanerchrugog, Wrexham, LL14 1BA

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LOCATION



Rhosllanerchrugog is situated some four miles from Wrexham and only two miles from the nearest access-point onto the A483 city by-pass by Starbucks, from where there is dual carriageway access to Chester (16 miles) and the north west motorway network beyond. The village itself provides schooling for all age groups, a wide range of day to day amenities and a Health Centre.

THE ACCOMMODATION COMPRISES:

LIVING ROOM

4.24m x 4.01m (13'11" x 13'2")



UPVC entrance door, double glazed window with secondary

glazing overlooking the front, moulded ceiling rose with light point, mains connected smoke alarm, Creda electric storage heater, chimney breast with brick fireplace and quarry tiled hearth housing a 'Living Flame' coal-effect gas fire, and TV aerial point. Door to kitchen.

KITCHEN

4.22m narrowing to 3.07m x 4.14m max (13'10" narrowing to 10'1" x 13'7 max)



Fitted with a range of base units incorporating drawers and cupboards with laminated granite effect worktops. Inset one and half bowl composite sink unit and drainer with chrome mixer tap. Fitted four-ring touch control ceramic hob and built-in electric fan assisted oven and grill. Wall tiling to work surface areas; Plumbing and space for washing machine, electric storage heater, vinyl tile effect flooring, two ceiling light points, mains connected heat and carbon monoxide alarm, wall cupboard housing the electrical consumer units, spindled staircase to the first floor, double glazed window to rear, and wooden panelled door with glazed inserts to outside. Door to the downstairs shower room.

SHOWER ROOM

2.34m x 2.13m overall (7'8" x 7' overall)



White suite comprising: tiled shower enclosure with Bristan mixer shower, glazed shower screen and sliding glazed door; low level dual-flush WC; and pedestal wash hand basin. Wall mounted Main Multipoint BF gas boiler providing for the domestic hot water, part-tiled walls, electric radiator, laminate wood strip flooring, ceiling light point, double glazed window with obscured glass.

LANDING

Access to loft space, ceiling light point, and mains connected smoke alarm. Doors to bedroom one and bedroom two.

BEDROOM ONE

4.27m x 3.99m (14' x 13'1")



Double glazed window overlooking the front, ceiling light point, chimney breast with decorative cast-iron fireplace with tiled hearth, and electric storage heater.

BEDROOM TWO

4.24m x 3.15m plus recess (13'11" x 10'4" plus recess)



Double glazed window overlooking the rear, double glazed window to side, electric storage heater, ceiling light point, and useful recess area with hooks.

OUTSIDE FRONT



The property is located along School Street. To the front there is a small paved area. Electric meter cupboard to side.

OUTSIDE REAR



To the rear there is a walled courtyard style garden with brick paving, concrete and decorative stone. External gas meter cupboard, and outside water tap. Pedestrian access is available at the side. There is also a useful garden shed.



GARDEN SHED

3.43m x 1.70m (11'3" x 5'7")

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the A55 Expressway continue straight across onto a stretch of dual carriageway which leads into the A483 Wrexham by-pass. Follow the A483 for approximately 11 miles and take the fifth exit (exit 3) signposted Rhosllanerchgog. Follow Wrexham Road into Johnstown and at the traffic lights next to The New Inn turn right into Maelor Road. Follow Maelor Road, which leads into Hill Street, and at the mini roundabout take the second exit into Market Street, passing the Co-op food store and Spar. At the t-junction turn left into Hall Street and then left again into School Street. The property will then be found after a short distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

AGENT'S NOTES

* Services - Mains gas, electricity, water and drainage are connected.

PS/PMW

* The water is based on the rateable value.

* The property was rewired in June 2024 (The recommended date of next inspection is June 2029).

COUNCIL TAX

* Council Tax Band B - Wrexham Borough County Council.

*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.