

Wingetts

More than just estate agents



172 Wrexham Road, Wrexham, LL14 4DN

£139,000

A spacious traditional 2 bedroom terrace property with the added benefit of a useful attic room, presented in excellent order with Upvc double glazing, gas fired central heating, neutral decoration and carpets. Conveniently located within the village of Rhostyllen with its range of amenities, primary school and road links, the accommodation briefly comprises an open fronted porch, entrance hall with stairs to 1st floor landing, lounge, dining room, fitted kitchen, 2 double bedrooms, spacious bathroom with white suite and staircase to the attic room positioned off the front bedroom providing a pleasant light and airy multi functional use. To the outside, a decorative slate garden to the front and enclosed courtyard to the rear for outdoor dining and relaxing, with gated access. NO CHAIN. Energy Rating - C (69)

LOCATION

Located within the popular village of Rhostyllen, close to the picturesque Erddig National Trust Parkland and a convenient range of day to day amenities including shop, hairdressers, pub and restaurant. The village has a Primary School together with a frequent bus service into Wrexham. Good road links allow for daily commuting to Wrexham, Chester and Shropshire.

DIRECTIONS

Proceed from Wrexham City Centre along Pen y Bryn into Ruabon Road. Continue for approx. 1 mile to the village of Rhostyllen, passing the convenience store. The property will be observed on the right just prior to Church Street and opposite the new development.

ON THE GROUND FLOOR

Open fronted entrance porch with upvc part glazed door leading to:

HALLWAY

With wood effect vinyl flooring, radiator, stairs to first floor landing, central heating thermostat and cottage style doors off.

DINING ROOM 9'6" x 11'3" (2.90 x 3.45)

Upvc double glazed window to front with fitted blinds, wood effect flooring and radiator.

LOUNGE 12'11" x 11'3" (3.96 x 3.45)

Upvc double glazed window to rear with fitted blinds, radiator, wood effect flooring and useful understairs storage cupboard.

KITCHEN 9'6" x 6'6" (2.9 x 2)

Fitted with a white fronted range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, part tiled walls, plumbing for washing machine, space for fridge freezer, space for cooker, wood effect vinyl flooring and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With fitted carpet and cottage style doors off.

BEDROOM 1 13'1" x 11'3" (3.99 x 3.45)

Upvc double glazed window to rear with fitted blinds, newly fitted carpet, radiator and cottage style door opening to:

BATHROOM 9'10" x 6'7" (3 x 2.01)

A spacious bathroom appointed with a white suite of pedestal wash basin with chrome mixer tap and tiled splashback, low flush w.c with dual flush, bath with central mixer tap, electric shower above and splash screen, part tiled walls, Worcester gas

combination boiler, upvc double glazed window, radiator and wood effect vinyl flooring.

BEDROOM 2 11'5" x 9'8" (3.48 x 2.95)

Upvc double glazed window to front with fitted window blind, radiator, newly fitted carpet and useful storage cupboard. Cottage style door gives access to a further staircase leading to:

ATTIC ROOM 17'5" x 12'0" (5.31 x 3.66)

Two Velux roof light windows, radiator, fitted carpet, inset ceiling lights and three double electric sockets.

OUTSIDE

The property is approached from the front via a path to the entrance porch alongside a decorative slate front garden. To the rear of the property is an enclosed yard with gated access.

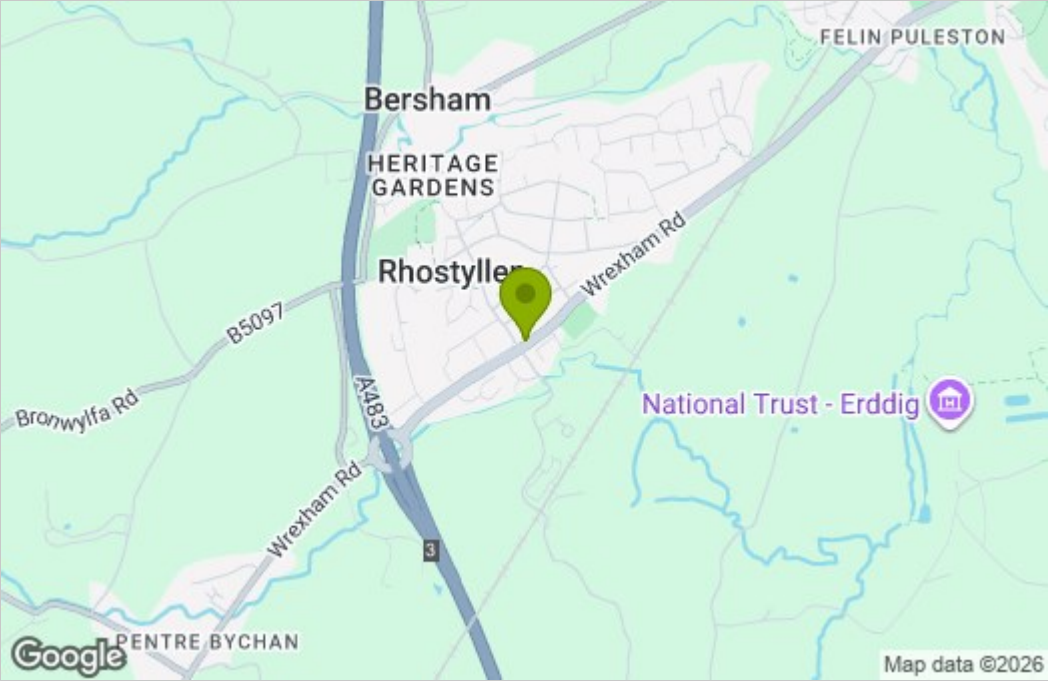




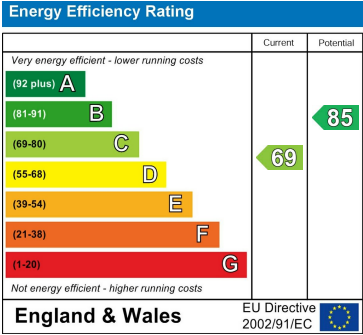
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.