



**Pennant, Beech Avenue, Rhosllanerchrugog, Wrexham, LL14 1AA**  
**Price £140,000**

A semi-detached two-bedroom house with parking and garage conveniently located within this popular village with a good range of amenities, schools, road links and surrounding countryside. The accommodation has the benefit of Upvc double glazing, gas fired central heating and briefly comprises a Composite entrance door opening to the hall with stairs to first floor landing, dining room, lounge and fitted kitchen. On the first floor there are two bedrooms, one with fitted wardrobes and a bathroom with bath and separate shower enclosure. To the front of the property is a gated path and low level brick boundary wall, to the side is a gated brick paved driveway and concrete sectional garage. NO CHAIN. Energy Rating - TBC

## LOCATION

This semi detached property is situated in a convenient location within walking distance of all the shopping facilities and social amenities that this large Welsh village of Rhosllanerchrugog has to offer. Excellent road links allow for daily commuting to the commercial and industrial centres of Wrexham, Chester and Shropshire and a train station is located only a short driving distance away in the nearby village of Ruabon. Renowned for its musical heritage with its famous Choirs the village includes the popular 490 seater Stiwt Theatre and both Primary and Secondary schools.

## DIRECTIONS

Proceed along the A483 by-pass and take the exit signposted Rhosllanerchrugog. Continue through Pentre Bychan to the traffic lights at Johnstown and turn right. Proceed up the hill and then turn right at the car garage onto Queens Street, continue past the Stiwt Theatre and then take the 3rd left turn onto Beech Avenue and the property will be immediately observed on the right.

## ON THE GROUND FLOOR

Part glazed composite entrance door opens to:

### HALLWAY

With wood effect flooring, radiator, stairs to first floor landing and part glazed door opening to:

### DINING ROOM 11'9 x 10'7 (3.58m x 3.23m)

Upvc double glazed window to rear, radiator, living flame gas fire set within tiled surround, wood effect flooring, picture rail and double part glazed doors opening to:

### LOUNGE 10'9 x 10'5 (3.28m x 3.18m)

Upvc double glazed window to front, radiator, wall light points, wood effect flooring, gas fire on tiled hearth and coving to ceiling.

### KITCHEN 10'1 x 7'0 (3.07m x 2.13m)

Fitted with a range of base and wall units with work surface areas incorporating a 1 ½ bowl sink unit with mixer tap and upvc double glazed window above, gas cooker point, ceramic tiled flooring, part tiled walls, upvc part glazed external door and understairs storage cupboard.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With ceiling hatch to roof space and six panel white woodgrain effect doors off.

### BEDROOM ONE 14'2 x 10'9 (4.32m x 3.28m)

Two upvc double glazed windows to front and radiator.

### BEDROOM TWO 12'1 x 8'2 (3.68m x 2.49m)

Upvc double glazed window to rear, radiator, fitted wardrobes, overhead storage cupboards, drawer units, laminate flooring and Worcester gas combination boiler.

### BATHROOM 10'0 x 7'0 (3.05m x 2.13m)

Appointed with a white suite of low flush w.c, pedestal wash basin, bath, shower enclosure with electric shower unit and wipe clean wall panels, part tiled walls, upvc double glazed window and radiator.

## OUTSIDE

To the front of the property is a gated path leading to the entrance door and low level brick built boundary wall. Double metal gates off Broad Street open to the brick paved drive for two cars which leads to:

### CONCRETE SECTIONAL GARAGE 15'5 x 7'8 (4.70m x 2.34m)

Having metal up and over, lighting, power sockets and side door.

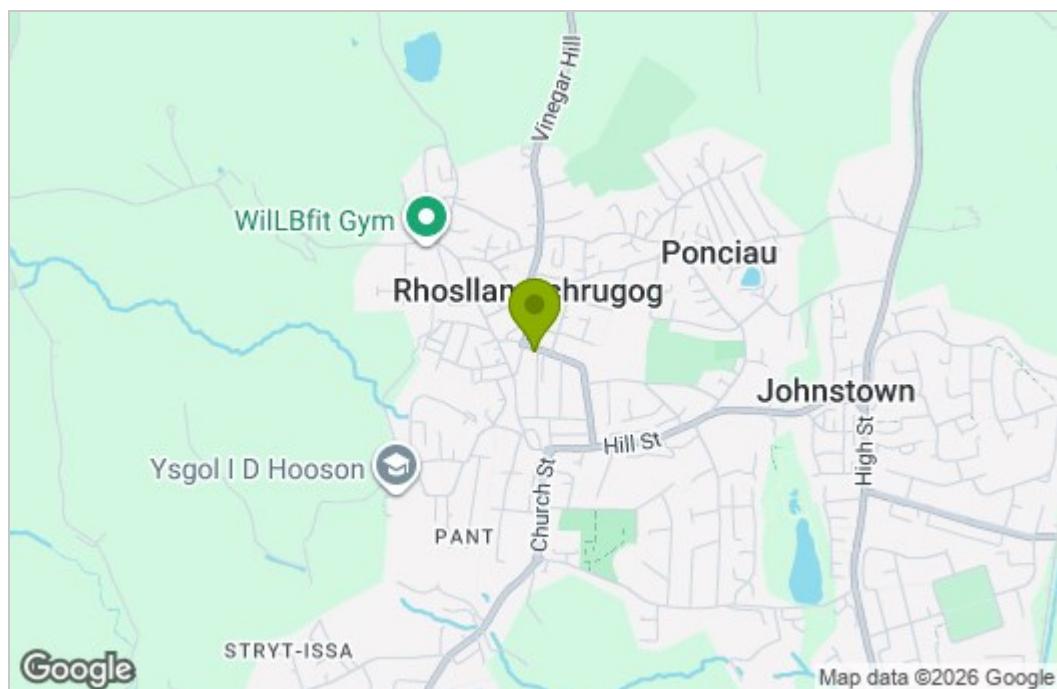
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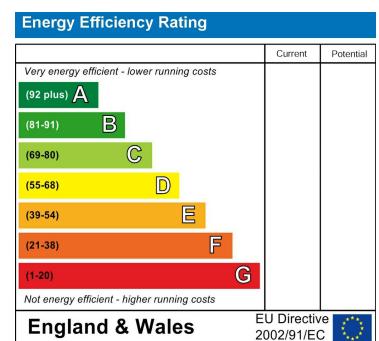


## Floor Plan

## Area Map



## Energy Efficiency Graph



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