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# Wingetts

More than just estate agents

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**11 Smith Street, Rhosllanerchrugog, Wrexham, LL14 1AR**

**Offers In Excess Of £100,000**

Of interest to first time buyers or investors, a well proportioned 2 bedroom semi detached house having the benefit of gas fired central heating via a gas combination boiler and Upvc double glazing. Conveniently located within walking distance of the village amenities, bus service and both primary and secondary schools, the accommodation briefly comprises a Upvc double glazed entrance door opening to the hall with stairs off to 1st floor landing, light and bright lounge with 2 Upvc double glazed windows and store cupboard, fitted kitchen with a range of base and wall units and work surface areas. The 1st floor landing connects the 2 bedrooms with both having access to the 'Jack and Jill' bathroom. To the outside, a gated front path leads to the entrance door alongside an enclosed garden. NO CHAIN. Energy Rating - TBC

## LOCATION

The village of Rhosllanerchrugog is situated approx. 4 miles from Wrexham city centre conveniently located just a short drive from the A483 bypass which allows for easy commuting to the Wrexham Industrial Estate, Chester Business Park and Technology Park. The village offers an excellent range of shopping facilities, social amenities, Chemist, doctors and dentists together with both primary and secondary schools. The nearby village of Ruabon includes a Train Station.

## DIRECTIONS

Proceed along the A483 By Pass from Wrexham in a Southerly direction for approx. 2 miles taking the exit signposted Rhosllanerchrugog. At the roundabout take the 3rd exit and continue through Pentre Bychan into Johnstown. At the traffic lights, turn right into Maelor Road and continue up the hill, across the roundabout into Market Street passing through the shopping area. Keep left into Hall Street and then left into Jones Street. Turn next left into Smith Street and the house will be observed on the left immediately after the next left hand bend.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### HALLWAY

With stairs off to first floor landing and six panel door opening to:

### LOUNGE 14'9" x 10'5" (4.5m x 3.2m)

Two upvc double glazed windows, radiator and storage cupboard.

### KITCHEN 10'9" x 8'6" (3.3m x 2.6m)

Fitted with a range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, electric cooker point, plumbing for washing machine, Ideal gas combination boiler, radiator and useful understairs storage cupboard.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With six panel doors off.

### BEDROOM ONE 14'5" x 10'5" (4.4m x 3.2m)

Upvc double glazed window, radiator and six panel door opening to the bathroom.

### BEDROOM TWO 9'10" x 8'6" (3m x 2.6m)

Upvc double glazed window, radiator and six panel door opening to the bathroom.

### BATHROOM 11'9" x 4'7" (3.6m x 1.4m)

Access is available from both bedrooms and is appointed with a white suite of pedestal wash basin, low flush w.c, bath, part tiled walls, radiator, upvc double glazed window and ceiling hatch to roof space.

## OUTSIDE

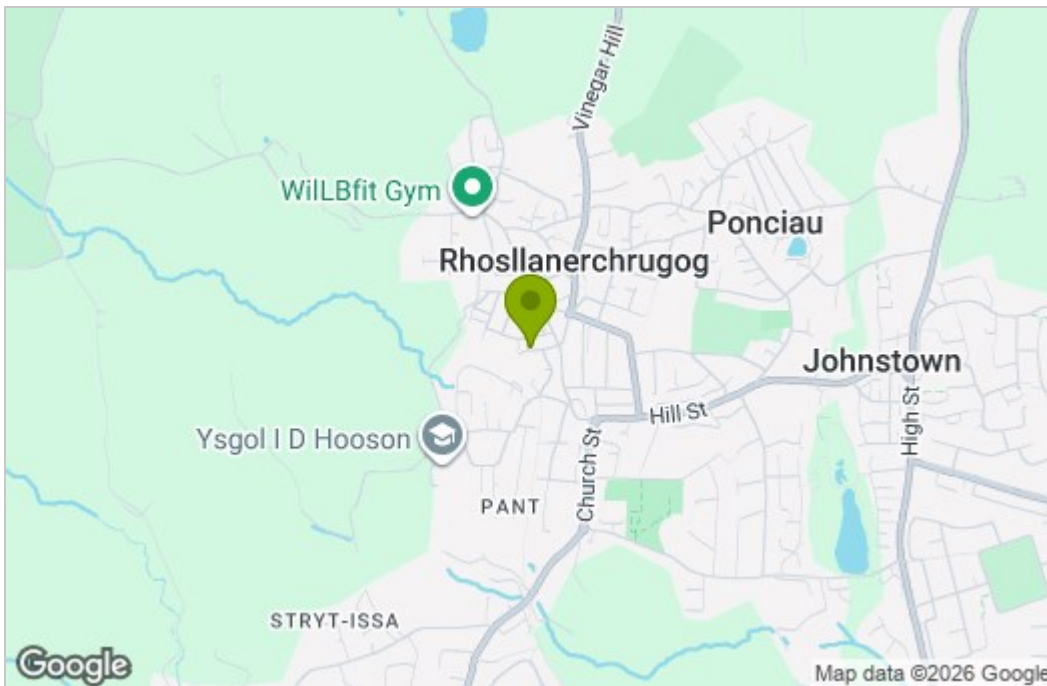
A gated path leads to the entrance door alongside an enclosed front garden with brick boundary wall.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



### Area Map



### Energy Efficiency Graph

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

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