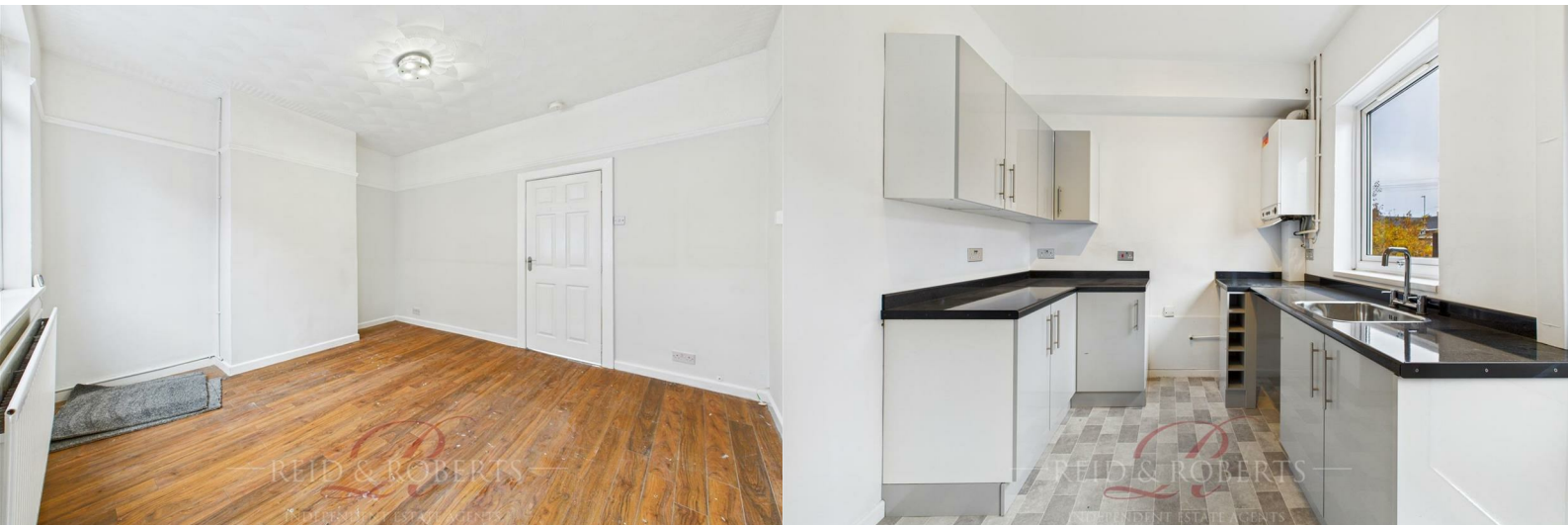




## 7 Penry Street

Rhosllanerchrugog, LL14 1DF

No Onward Chain £109,000



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**No Onward Chain £109,000**



## Living Room

13'0" x 13'2" (3.98m x 4.03m )

A bright and airy space featuring a UPVC double glazed window to the front elevation allowing plenty of natural light. Finished with wood-effect laminate flooring, double panelled radiator, ceiling light point, and television point. UPVC door providing access to the front entrance.

## Kitchen

8'0" x 10'7" (2.46m x 3.25m )

Fitted with a range of wall and base units with complementary worktop surfaces over. Stainless steel sink unit with mixer tap above. Space for cooker, washing machine, and wine rack. Housing wall-mounted 'Main' Combi Boiler. Useful understairs storage cupboard. Finished with vinyl flooring, single panelled radiator, and ceiling light point. UPVC double glazed window to the rear elevation and UPVC door leading out to the rear garden. Stairs rising to the first floor accommodation.

## First Floor Accommodation

Featuring carpeted flooring, ceiling light point, and loft access. Useful built-in storage cupboard and doors leading off to two double bedrooms and bathroom.

## Bathroom

9'8" x 4'4" (2.97m x 1.34m )

Appointed with a low flush WC, panelled bath with separate hot and cold taps and shower over. Wash hand basin with matching taps, wall-mounted heated towel radiator, and ceiling light point. Fully finished with vinyl flooring and UPVC double glazed frosted window to the front elevation.

## Bedroom One

13'2" x 8'7" (4.02m x 2.64m )

A generous double bedroom with UPVC double glazed window to the front elevation allowing for a bright outlook. Carpeted flooring, single panelled radiator, and ceiling light point.

## Bedroom Two

8'0" x 9'4" (2.46m x 2.87m )

A further spacious double bedroom with UPVC double glazed window overlooking the rear elevation. Carpeted flooring, ceiling light point, and single panelled radiator.

## Outside

To the rear, you will find a low-maintenance gravelled garden with a paved pathway leading to side access. The area is enclosed by fencing to provide privacy, creating a pleasant and secure outdoor space.

## Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Tel: 01978 353000



### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Services.

The agents have not tested the appliances listed in the particulars.

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

### EPC Rating.

D



Road Map



Hybrid Map



Terrain Map



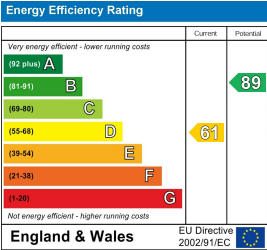
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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