



5 New Street

Rhosllanerchrugog, Wrexham, LL14 1RF

Offers Over £100,000



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To The Front

The front of the property features a low-maintenance slate gravelled area, providing an easily maintained frontage with access to the property.

Entrance Hallway

Entered via a wooden door, the entrance hall features carpeted flooring, a single panel radiator and doors leading to the lounge and dining room. Stairs rise to the first floor.

Lounge

A well proportioned lounge featuring carpeted flooring, a ceiling light point and bay window overlooking the front elevation.

Dining Room

A well proportioned dining room with a feature fireplace, carpeted flooring and useful understairs storage. The room benefits from a double panelled radiator, double glazed window to the rear elevation, television point, telephone point and ceiling light point. A door provides access into the kitchen.

Kitchen

A well appointed kitchen fitted with a range of wall and base units, complemented by vinyl flooring. The kitchen includes an integrated oven, four-ring hob with extractor fan above, stainless steel sink with separate hot and cold taps, splashback tiling and plumbing and appliance space suitable for a washing machine and tumble dryer. The wall-mounted boiler is also located within the kitchen. There is a double panelled radiator, ceiling light point and double glazed window overlooking the rear elevation. A wooden door provides access to the rear garden.

Bedroom One

A spacious main bedroom featuring carpeted flooring, a double glazed window overlooking the rear elevation, double panelled radiator and ceiling light point. A door leads to a small inner hallway providing access to a useful

storage cupboard and a further door leading into the family bathroom.

Family Bathroom

The family bathroom features tiled flooring, partially tiled walls and a double panelled radiator. There is a low flush WC, wash hand basin with separate hot and cold taps and a panelled bath with mixer tap and two handheld shower attachments over. A frosted double glazed window overlooks the side elevation, with a ceiling light point completing the room.

Bedroom Two

A well proportioned double bedroom featuring carpeted flooring, two double glazed windows overlooking the front elevation, two double panelled radiators and a ceiling light point. The room also benefits from a useful storage cupboard providing access to the loft space.

Rear Garden

The rear garden features concrete seating areas, a lawned section and enclosed boundaries, with hedging to one side and a brick wall to the other, providing privacy.

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.

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

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.

Services.

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

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.

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.

Loans.

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

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.



Road Map



Hybrid Map



Terrain Map



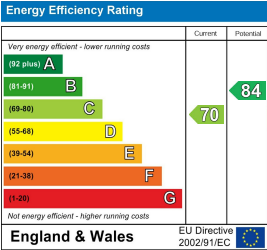
Floor Plan



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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