REID & ROBERTS

INDEPENDENT ESTATE AGENTS



38 High Street

Rhosllanerchrugog, Wrexham, LL14 1AN

Offers In The Region Of £157,500

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Entrance Hallway
The Entrance Hall features wood-effect laminate flooring, stairs rising to the first floor accommodation, useful understairs storage, a double panelled radiator and doors leading off to the Kitchen and Living Room. There is also a ceiling light point.

Living Room
A spacious reception room with a charming cottage feel, featuring a characterful fireplace with stone and slate surround, exposed beams and wood-effect laminate flooring. There are two double panelled radiators, ceiling light points and two separate double-glazed windows overlooking the front elevation, providing plenty of natural light.

Kitchen
Fitted with a range of wall and base units with work surfaces over, incorporating a granite effect one and a half bowl sink with mixer tap. There is space for additional appliances, along with an integrated Indesit oven with four-ring gas hob and extractor fan over. The kitchen benefits from tiled flooring, spotlights, two separate double-glazed windows, a wall mounted boiler, single panelled radiator and attractive exposed beams.

First Floor Accommodation

Landing
The Landing features carpeted flooring, doors leading off to all bedrooms and the Bathroom, a double glazed window overlooking the rear elevation and a ceiling light point.

Bedroom One
A spacious double bedroom featuring wood-effect laminate flooring, single panelled radiator, ceiling light point and loft access. Double-glazed window overlooking the front elevation.

Bedroom Two
A double bedroom with carpeted flooring, single panelled radiator, ceiling light point and double-glazed window overlooking the front elevation.

Bedroom Three
Featuring stained wood flooring, double-glazed window overlooking the rear elevation, ceiling light point and a useful alcove with shelving.

Family Bathroom
Fitted with stained wood-effect flooring, a panelled bath with mixer tap over and hand-held shower attachment, low-flush WC and hand wash basin with separate hot and cold taps over. The walls are partially tiled and there is a single panelled radiator, ceiling light point and frosted window providing natural light into the landing.

Outside
To the rear is an easily maintained lawned garden area, with two entrance gates providing access to either side of the property.

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.

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.

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.

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.

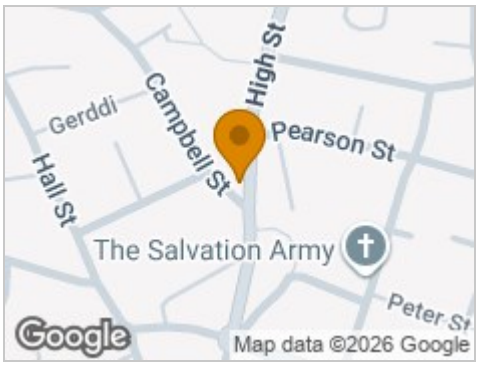








Road Map



Hybrid Map



Terrain Map



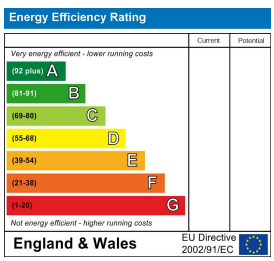
Floor Plan



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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