

# BOWEN

PROPERTY SINCE 1862



Asking Price £175,000

11 Tudor Court, Rhostyllen,  
Wrexham LL14 4GA

🛏 3 Bedrooms

🚿 2 Bathrooms



# 11 Tudor Court, Rhostyllen, Wrexham LL14 4GA



## General Remarks

Situated in a popular small modern development on the outskirts of the village, this three bedroom semi-detached house has been priced to sell and an early viewing is strongly advised. With a downstairs w.c. and en-suite shower room to the main bedroom, the property provides buyers with the potential to enhance the living accommodation further to their own personal tastes. With the benefit of being sold with NO ONWARD CHAIN, the property briefly comprises an entrance hallway; downstairs w.c.; living room which is open plan to the dining room; kitchen; landing; main bedroom with en-suite; two further bedrooms and a family bathroom complete with white suite. EPC Rating - 69/C.

**Location:** Rhostyllen is situated approximately a mile from Wrexham City Centre and half a mile from junction 3 of the A483, from where there is dual carriageway access to Chester (13 miles). The village offers wide-ranging amenities including a Convenience Store and Post Office, Pharmacy, Medical Centre, Primary School, other Shops, Takeaways and Pubs.

## Accommodation

### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door to the front elevation. Radiator.

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Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

**Downstairs WC:** PVCu double glazed window to the front elevation. White two piece suite comprising a low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Radiator.

**Living Room:** 15' 0" x 12' 11" (4.58m x 3.93m) PVCu double glazed bay window to the front elevation. Radiator. Wall mounted electric fire. Coved ceiling. Arch through to:

**Dining Room:** 9' 6" x 7' 11" (2.89m x 2.41m) PVCu double glazed patio doors to the rear elevation. Radiator. Coved ceiling.

**Kitchen:** 9' 5" x 7' 9" (2.87m x 2.35m) PVCu double glazed door to the side elevation. PVCu double glazed window to the rear elevation. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Integral gas hob. Cooker hood. Integral electric oven. Plumbing for washing machine. Space for fridge freezer. Radiator. wall tiling. Tiled floor. Wall mounted "Potterton Promax Combi HE Plus" combination boiler. Understairs storage cupboard.









### On The First Floor:

**Landing:** PVCu double glazed window to the side elevation. Attic hatch.

**Bedroom 1:** 11' 5" x 9' 6" (3.47m x 2.89m)  
PVCu double glazed window to the front elevation. Radiator.

**En-Suite Shower Room:** Three piece white suite comprising a shower cubicle, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Extractor fan.

**Bedroom 2:** 10' 0" x 9' 6" (3.06m x 2.90m)  
PVCu double glazed window to the rear elevation. Radiator.

**Bedroom 3:** 8' 11" x 6' 4" (2.71m x 1.94m)  
PVCu double glazed window to the front elevation. Radiator.

**Bathroom:** 6' 4" x 5' 9" (1.93m x 1.76m) PVCu double glazed window to the rear elevation. Three piece white suite comprising a panelled bath, low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Extractor fan.

**Outside:** Externally there is a lawned garden to the front elevation with a driveway to the side of the property providing Off-Road Parking. The rear garden combines a paved Patio leading off the Dining Room and a further lawned section.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Potterton Promax Combi HE Plus" gas-fired boiler situated in the Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "D".

**Directions:** For satellite navigation use the post code LL14 4GA. Leave Wrexham on the A5152 Ruabon Road continuing for about a mile into Rhostyllen. Continue along the Wrexham Road passing the Co-Op Convenience Store on the right-hand side. After this take the third turning on the right into Church Street and then the first left into Tudor Avenue. Proceed along Tudor Avenue into Tudor Court and the property is right in front of you at the end of the cul-de-sac.



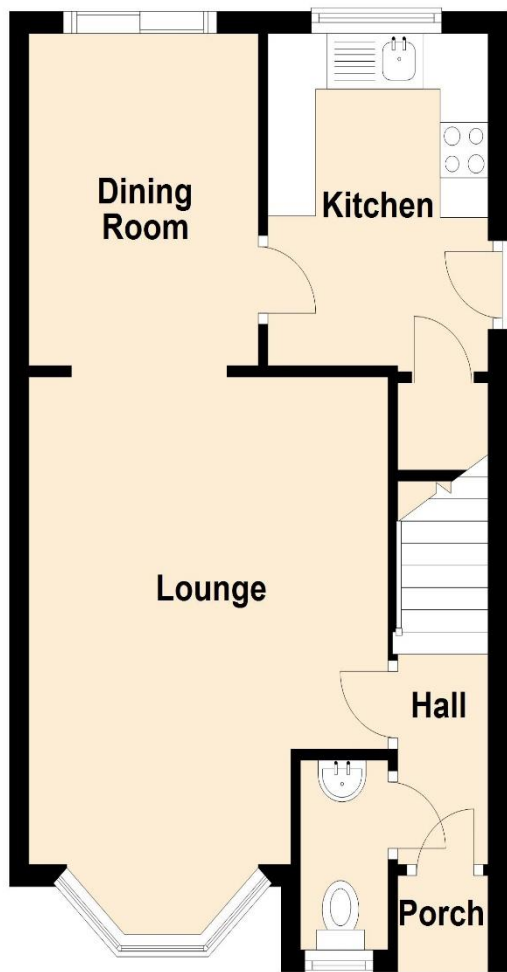
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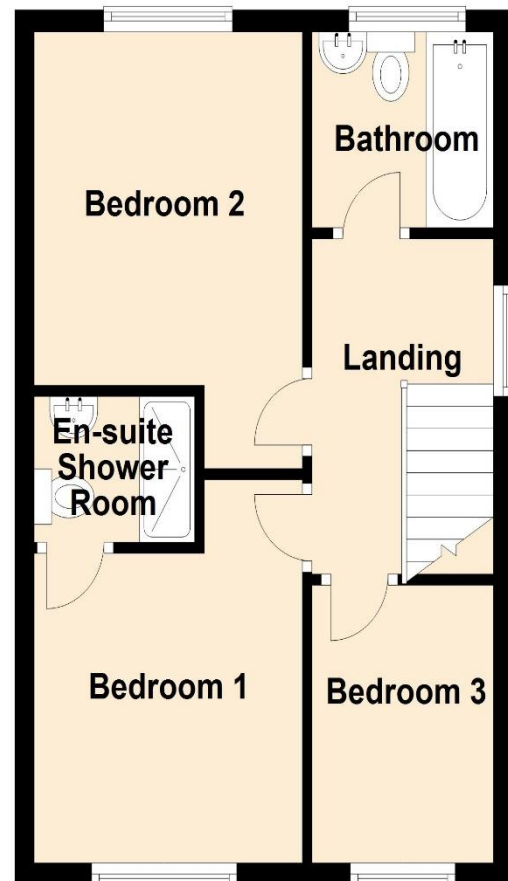
## Ground Floor

Approx. 37.7 sq. metres (406.1 sq. feet)



## First Floor

Approx. 36.0 sq. metres (387.1 sq. feet)



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