



Asking Price £200,000

3 Bedrooms

3 Bathrooms

21 Brook Street, Rhosllanerchrugog,  
Wrexham LL14 2ED

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## General Remarks

This three bedroom semi-detached house occupies a prominent position within the village and has undergone a comprehensive scheme of modernisation in recent times and now boasts high quality fixtures and fittings including a contemporary style replacement kitchen, bathroom and en-suite. The property is double glazed and there is a "Worcester" combi boiler with modern radiators, and an over-sized garage to the side of the property. Beautifully presented throughout, the living accommodation briefly comprises an entrance hallway, dual aspect living room which is over 25' long, dining room and a kitchen with access to the garage and a room behind, which is currently being used as a home office, but could equally be used as a downstairs bedroom with a shower room leading off. On the first floor you have the main bedroom with an en-suite shower room, two further double bedrooms and a family bathroom with a white four piece suite. An early viewing is strongly advised.



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1 King Street Wrexham LL11 1HF

SINCE 1862

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)

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 expressively 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.

## Accommodation

### On The Ground Floor:

**Entrance Hall:** Wooden glazed door to the front elevation. Radiator. Wood-effect flooring.

**Living Room:** 25' 11" x 11' 9" (7.90m x 3.59m) Two PVCu double glazed windows to the front elevation. PVCu double glazed French doors to the rear elevation. Two radiators. Fire recess.

**Dining Room:** 12' 2" x 11' 11" (3.71m x 3.62m) PVCu double glazed windows to the front and side elevations. Radiator. Tiled floor. Fire recess. Arch through to the Kitchen.

**Kitchen:** 12' 1" x 11' 2" (3.68m x 3.41m) Two PVCu double glazed windows to the rear elevation. Modern wall and base units with granite work tops and splash-backs. One-and-a-half-bowl stainless steel sink with mixer tap. Space for range-style cooker. Cooker hood. Space for American-style fridge freezer. Plumbing for washing machine. Integrated dishwasher. Space for tumble dryer. Down-lighters. Tiled floor. Radiator. "Worcester" combination boiler.

**Integral Garage:** 17' 9" x 14' 10" (5.42m x 4.53m) Electric up and over door.

**Home Office/Bedroom 4:** 10' 3" x 9' 11" (3.13m x 3.01m) PVCu double glazed French doors to the side elevation. Wood-effect flooring. Wall mounted electric heater. Kitchenette Area.

**Downstairs Shower Room:** 10' 0" x 3' 1" (3.06m x 0.93m) White three piece suite comprising a shower cubicle, wash hand basin set into cabinet and low level w.c. Wood-effect flooring. Down-lighters. Wall mounted electric heater.

### On The First Floor:

**Landing:** PVCu double glazed window to the rear elevation. Radiator. Attic hatch. Down-lighters.

**Bedroom 1:** 12' 8" x 10' 10" (3.85m x 3.30m) Two PVCu double glazed windows to the front elevation. Radiator. Built-in wardrobes.

**En-Suite:** 6' 10" x 5' 10" (2.09m x 1.77m) PVCu double glazed window to the front elevation. White three piece suite comprising corner shower, low level w.c. and wash hand basin. Wood-effect flooring. Radiator. Heated towel rail. Wall tiling.

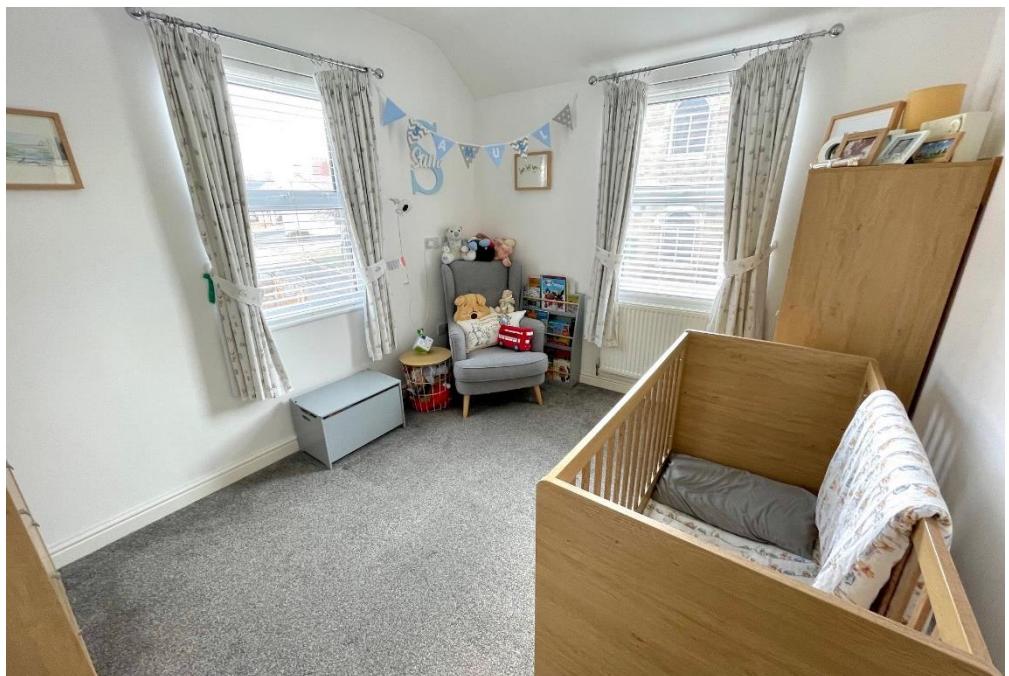
**Bedroom 2:** 12' 11" x 10' 10" (3.94m x 3.29m) PVCu double glazed window to the rear elevation. Radiator.

**Bedroom 3:** 12' 0" x 10' 0" (3.65m x 3.05m) PVCu double glazed windows to the front and side elevations. Radiator.

**Bathroom:** 11' 3" x 9' 10" (3.44m x 3.00m) PVCu double glazed windows to the rear and side elevations. White four piece suite comprising a roll-top bath, shower cubicle, wash hand basin set into cabinet and low level w.c. Radiator. Heated towel rail. Wood-effect flooring. Down-lighters.

**Outside:** Externally there is a driveway to the front of the property providing Off-Road Parking leading up to the over-sized Attached Garage. The front garden has been gravelled and the rear garden combines a further gravelled section and an area of artificial grass.









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

**Tenure:** Freehold. Vacant Possession on Completion.

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

**EPC:** EPC Rating – 56|D.

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

**Directions:** For satellite navigation purposes use the post code LL14 2ED. Leave the A483 city by pass at exit 3 by Starbucks. At the roundabout take the third exit signposted Johnstown. Continue for just over a mile to the first set of traffic lights at which turn right. Continue up Hill Street to the mini-roundabout at which proceed straight over onto Market Street. Take the first left into Brook Street and the property will be observed on the right-hand side of the road.

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