

# BOWEN

PROPERTY SINCE 1862



Asking Price £160,000

4 Ffordd Powys, Rhosllanerchrugog,  
Wrexham LL14 2ET

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🏠 3 Bedrooms

🚿 1 Bathroom



# 4 Ffordd Powys, Rhosllanerchrugog, Wrexham LL14 2ET



## General Remarks

Tucked away in a small cul-de-sac on the fringes of the village, this three bedroom semi-detached house boasts two reception rooms, a double-width driveway, and a good sized rear garden. Double glazed throughout and with a combination boiler, the living accommodation briefly comprises an entrance hallway, downstairs w.c., living room, kitchen, dining room, landing, main bedroom, two further bedrooms and a family bathroom with white suite.

**Location:** The property is situated towards the fringes of the village close to its boundary with the neighbouring settlement of Johnstown. Rhos is a thriving village community which provides wide-ranging schooling, shopping and other social amenities including a Health Centre. The village is situated some three miles from Wrexham and only two miles from the nearest access-point onto the A483 city by-pass by the Travelodge /Starbucks roundabout, from where there is dual carriageway access to Chester (16 miles) and the north west motorway network beyond.



## Accommodation

### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door and window to the front elevation. Radiator. Tiled floor.

**Downstairs WC:** PVCu double glazed window to the side elevation. Low level w.c. and wash hand basin. Tiled floor.

**Living Room:** 12' 4" x 11' 11" (3.77m x 3.63m) PVCu double glazed window to the front elevation. Radiator. Laminate flooring. Down-lighters.

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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.



**Kitchen:** 13' 1" x 7' 5" (4.00m x 2.25m) PVCu double glazed door and window to the side elevation. PVCu double glazed window to the rear elevation. Wall and base units with complimentary work surfaces. Integral gas hob. Integral electric oven. Cooker hood. Integral fridge. Plumbing for washing machine. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Wall tiling. Tiled floor. Radiator.

**Dining Room:** 11' 11" x 10' 5" (3.62m x 3.18m) PVCu double glazed patio doors to the rear elevation. Radiator. Laminate flooring.

#### On The First Floor:

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

**Bedroom 1:** 12' 7" x 10' 9" (3.83m x 3.28m) PVCu double glazed window to the rear elevation. Radiator. Built-in storage. "Potterton" combination boiler.

**Bedroom 2:** 12' 0" x 10' 5" (3.65m x 3.18m) maximum. PVCu double glazed window to the front elevation. Radiator.

**Bedroom 3:** 9' 4" x 7' 5" (2.84m x 2.27m) PVCu double glazed window to the rear elevation. Radiator.







**Bathroom:** PVCu double glazed window to the front elevation. White three piece suite comprising a low level w.c., pedestal wash hand basin and panelled bath. Radiator. Wall tiling.

**Outside:** Externally there is a double-width driveway to the front of the property providing Off-Road Parking. The rear garden combines a gravelled section leading off the Dining Room together with a good sized lawned area.

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

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

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

**EPC:** EPC Rating - 72|C.

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

**Directions:** For satellite navigation purposes use the post code LL14 2ET. Leave the A483 city by-pass at exit 3 by the Travelodge/Starbucks roundabout at which take the exit signposted B5605 Johnstown. Continue for just over one mile to the first set of traffic lights at which turn right. Proceed up the hill until taking the first left into Gardden Road after passing The Horse & Jockey Pub on the right. Once on Gardden Road take the third turning on the right into Ffordd Powys and the property will be observed on the right-hand side of the cul-de-sac.



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