



Asking Price £235,000

 3 Bedrooms

 1 Bathroom

Brynteg, Church Street,
Rhosllanerchrugog, Wrexham LL14 2BP

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General Remarks

A traditional detached family property having a wide plot, which accommodates ample parking, within level ground of all the amenities of this popular village. The property has a spacious hallway and landing, two reception rooms and three bedrooms with large bathroom having four piece suite with shower. The kitchen is fitted with base and wall cabinets and has a rear porch off. Basement cellar. Full double glazing. Gas fired heating from modern boiler.

Accommodation

On The Ground Floor:

Spacious Entrance Hall: 15' 3" x 4' 8" (4.66m x 1.41m)

Approached through a panelled door. Original arched glazing above. Cornice finish to ceiling. Smoke alarm. Decorative ceiling rose. Radiator. Central heating thermostat. Door-chimes. Feature archway to staircase.



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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 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.

Lounge: 13' 3" x 12' 11" (4.04m x 3.94m) Open fireplace with tiled surround and hearth. Two wall-light points. Two radiators. Cornice finish to ceiling. Decorative ceiling rose. Original panelled door.

Dining Room: 14' 0" x 10' 8" (4.27m x 3.26m) Recessed shelving to either side of chimney breast having fitted ornamental focal point living flame-effect electric fire. Double glazed window. Radiator. Panelled door.

Lobby: Access door to Basement. Wall mounted "Worcester" gas-fired combination-type central heating boiler.

Cellar/Basement: 13' 3" x 12' 11" (4.04m x 3.94m) With electric lighting and standing head height.

Kitchen: 11' 10" x 7' 0" (3.60m x 2.13m) Fitted with a one-and-a-half-bowl stainless steel single drainer sink unit set into a range of laminate oak-effect fronted units comprising double base storage cupboard having adjacent space with plumbing for automatic washing machine. Built-in stainless steel finished electric oven and grill having matching four-ring gas hob and cooker hood above. Further single base cabinet and drawer pack having space adjacent for fridge/freezer. Laminate granite-effect topped work surfaces. Range of five matching suspended wall cupboards together with tall pantry unit. Quarry tiled floor. Tiling to work areas. Double glazed window. Ceiling spot-lights. **Note:** The fridge freezer and washing machine in situ are non-functional.

Rear Porch: 7' 1" x 2' 11" (2.17m x 0.89m) Double glazed elevations including double glazed back door. Quarry tiled floor. Traditional part glazed door to Kitchen.

On The First Floor:

Landing/Study Area: 7' 10" x 5' 9" (2.39m x 1.75m) Double glazed window. Loft access-point. Smoke alarm.

Bedroom 1: 13' 0" x 12' 4" (3.97m x 3.76m) Original panelled door. Radiator. Double glazed window.

Bedroom 2: 12' 3" x 10' 7" (3.74m x 3.22m) Original panelled door. Radiator. Double glazed window.

Bedroom 3: 9' 4" x 8' 0" (2.85m x 2.43m) Former fireplace. Radiator. Double glazed window. Original panelled door.

Bathroom: 11' 10" x 6' 11" (3.60m x 2.11m) Fitted with a modern four piece suite finished in white having marble-effect tiling comprising close flush w.c., pedestal wash hand basin, panelled bath and shower tray. Range of chrome-finished fittings. Thermostatic shower. Radiator. Double glazed window. Four-branch ceiling spot-lights.

Outside: The property occupies a wide level plot enclosed by brick walling having vehicular access gate to the front leading to a gravelled driveway and Parking and Turning Area at the rear. There are areas of lawn to front and side elevations. To the rear of the property there are steps to a raised Yard. To the remaining side elevation there is a further gated access.

Services: Mains water, gas, electricity and foul drainage are understood to be connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Lobby off the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

EPC: EPC Rating - 43|E.

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









Directions: Leave Wrexham on the A483 dual carriageway in the direction of Oswestry taking the exit for Rhosllanerchrugog (by Starbucks). Take the third exit signposted B5605 Johnstown and continue through Pentre Bychan into Johnstown village. Pass through two sets of traffic lights before taking the right-hand turning (by the Co-Op) onto Stryt Las. Continue to the top of the hill and at the mini-roundabout turn right onto Church Street. The property will then be approached after a short distance on the left-hand side.

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