



## School Street, Wrexham LL14 1BA

**£85,000**

A fantastic opportunity to purchase a charming two bedroom cottage situated in the popular village of Rhosllanerchrugog. The internal accommodation comprises a lounge, kitchen, bathroom and two bedrooms. Located in the village of Rhosllanerchrugog which benefits from having a wealth of local amenities including various shops, doctors, primary and high school and also has excellent access to the A483 and major road networks beyond. "VIEWING HIGHLY RECOMMENDED!"

- A TWO BEDROOM SEMI DETACHED COTTAGE
- MODERN KITCHEN
- GAS CENTRAL HEATING
- SPACIOUS LOUNGE
- POPULAR VILLAGE LOCATION
- UPVC DOUBLE GLAZING



## Lounge

4.23 x 4.07 (13'10" x 13'4")

Carpeted flooring, window to front, door to kitchen, stairs to first floor, UPVC front door.

## Kitchen

4.08 x 1.66 (13'4" x 5'5")

Fitted modern kitchen with a range of wall and base units, laminate worktop, stainless sink/drain, spaces for cooker, washing machine and fridge freezer. Extractor, window to rear, tiled flooring, wall mounted Worcester combi boiler, opening to rear hall.

## Rear Hall

Glazed UPVC external door, door to bathroom.

## Bathroom

2.89 x 2.26 max (9'5" x 7'4" max)

Panel bath, w.c, hand washbasin, tiled walls, vinyl flooring, frosted window to rear.

## Bedroom One

3.97 x 3.31 (13'0" x 10'10")

Carpeted flooring, window to front and sloped ceiling.

## Bedroom Two

4.06 x 1.54 (13'3" x 5'0")

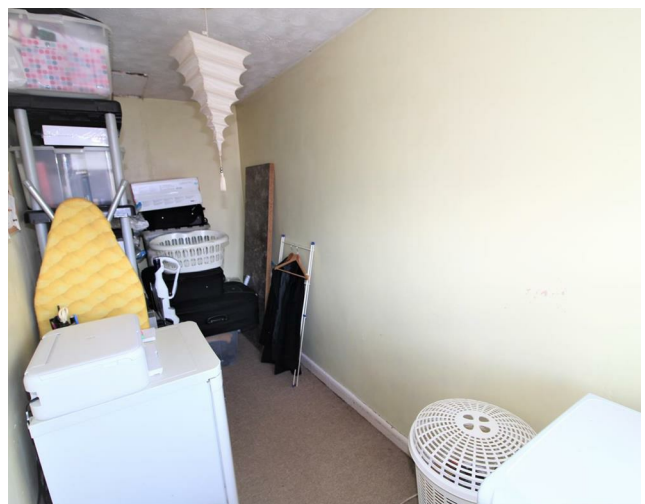
Carpeted flooring, window to side.

## Additional Information

Freehold. Please note there is no outside space belonging to this property but there is a right of way access to the front and back of the property. Brick outdoor store to side.







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Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current: 57	Potential: 90
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
Current: 57	Potential: 90
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#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

