



MOLYNEUX
ESTATE AGENTS - VALUERS - SURVEYORS

75 Rhosddu Road, Wrexham, LL11 2NW
£220,000 **16872**



DESCRIPTION: Situated in a popular and convenient location is this large 3-bedroom detached property which has internal accommodation to briefly comprise entrance vestibule, entrance hall, lounge, sitting room, dining room, fitted kitchen with integrated appliances and to the first floor there are 3 bedrooms and combined bathroom and wc. The accommodation is complimented by gas heating and UPVC double glazing and externally there are generous gardens and an outside utility room. As selling agents we would highly recommend an internal inspection of the property to fully appreciate the size of the accommodation on offer.

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the agents Wrexham office proceed around the one-way system to the mini roundabout on the corner of Grosvenor Road, proceed straight across onto the Rhosddu Road and continue until the property will be noted on the left via the Molyneux for sale sign.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular and convenient location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE VESTIBULE: Tiled floor. Coved ceiling. UPVC front entrance door.

ENTRANCE HALL: Panelled radiator. Wood effect floor covering. Stairs rising to first floor.



LOUNGE: 14' 0" x 12' 2" (4.27m x 3.71m) Panelled radiator. Coved ceiling. Wood effect floor covering. Bay window to front elevation.



SITTING ROOM: 14' x 11' (4.27m x 3.35m) Panelled radiator. Wood effect floor covering. French doors leading to rear of property.



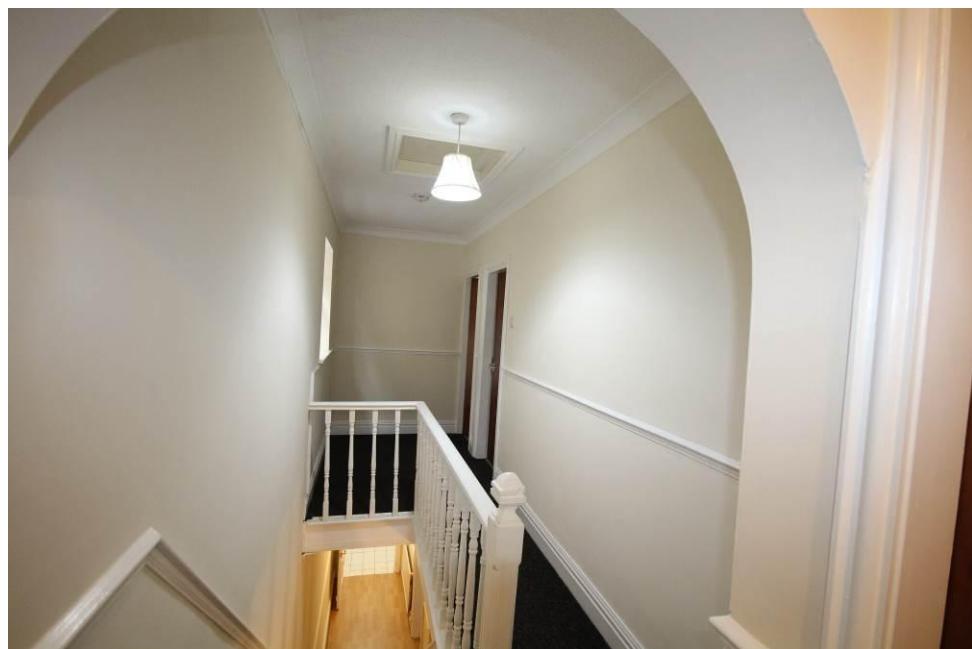
DINING ROOM: 14' 4" x 10' 6" (4.37m x 3.2m) Panelled radiator. Wood effect floor covering. Coved ceiling. Fitted feature fireplace with open fire.



KITCHEN: 12' 6" x 8' 5" (3.81m x 2.57m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood, and oven. Cupboard housing wall mounted gas heating boiler. Tiled floor. UPVC rear entrance door.



STAIRS AND LANDING: Loft access. Coved ceiling. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 16' 7" x 14' 1" (5.05m x 4.29m) Panelled radiator. Wood effect floor covering. 2 Windows to front elevation.



BEDROOM 2: 14' x 10' 10" (4.27m x 3.3m) Panelled radiator. Window to rear elevation.



BEDROOM 3: 8' 7" x 6' 0" (2.62m x 1.83m) Panelled radiator. Built in airing cupboard. Wood effect floor covering. Window to rear elevation.



BATHROOM: Panelled radiator. Fitted 4-piece white suite comprising wc, wash hand basin, freestanding bath and shower enclosure with fitted shower. Tiled floor. Tiled walls. Inset ceiling lighting.



OUTSIDE: To the front of the property there is a gated access and path leading to the front entrance. To the front there are borders with mature trees and a gated access to the left leading to the rear where there are good size gardens which are low maintenance comprising paved patio area, artificial lawn and decorative gravel inlays.



OUTSIDE UTILITY ROOM: 10' 7" x 4' 5" (3.23m x 1.35m) Plumbing for automatic washing machine. Power and lighting laid on. UPVC entrance door.

TERMS OF SALE: - This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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