

29 Osborne Street, Rhos, Wrexham, LL14 2HT
£125,000 MW46415



DESCRIPTION: Situated in a popular and sought after village location is this well presented 1 bedroom ground floor apartment which has internal accommodation to briefly comprise entrance hall/dining area, lounge, modern fitted kitchen with integrated appliances, rear hall, double bedroom and combined bathroom and wc. The accommodation is complimented by gas heating and UPVC double glazing and externally there are low maintenance gardens, off road parking and a single garage. **VIEWING RECOMMENDED. LEASEHOLD. COUNCIL TAX BAND A.**

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 – 4.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout turn left onto the bypass and proceed to the 2nd exit for Johnstown, at the roundabout take the 3rd exit and proceed to the traffic lights by the New Inn Public House turning right for Rhos, continue up the hill and over the mini roundabout turning left onto Brook Street and first left onto Osborne Street and proceed until the property will be noted on the left hand side.



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 village location with easy access to village amenities, 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.

ENTRANCEHALL/DINING AREA: 15' x 6' 5" (4.57m x 1.96m) Panelled radiator. Coved ceiling. UPVC front entrance door.



LOUNGE: 12' 10" x 12' 5" (3.91m x 3.78m) Panelled radiator. Tv point. Fitted living flame coal gas fire in a feature fire surround. Bay window to front elevation.

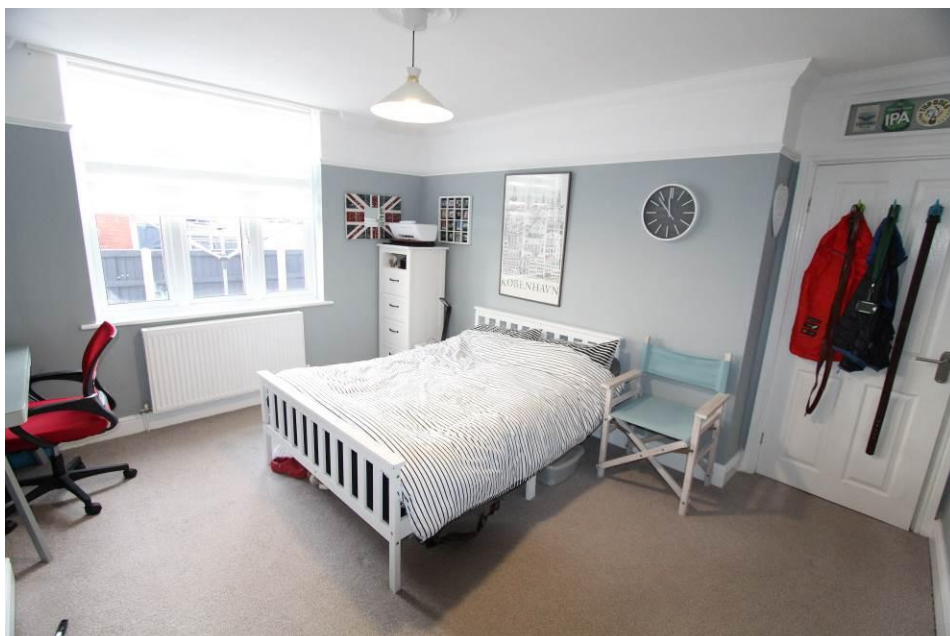


KITCHEN: 9' x 8' 6" (2.74m x 2.59m) Panelled radiator. The kitchen is fitted with a comprehensive range of modern wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood, oven and dish washer. Space for fryer and fridge freezer. Wall mounted gas heating boiler.



REAR HALL: Tiled floor. Built in cupboard housing electric meter. UPVC rear entrance door.

BEDROOM 1: 12' 6" x 11' 10" (3.81 m x 3.61m) Panelled radiator. Window to rear elevation.



BATHROOM: Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above and screen. Tiled floor. Part tiled walls. Built in storage.



OUTSIDE: To the front of the property there are double entrance gates opening onto the brick paved drive providing off road parking and leading to the garage with up and over door and there are low maintenance gardens laid to chippings. To the rear there is a shared access and paved enclosed low maintenance garden.



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 or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		