

**36 Gardden Road**

**17216**



**RHOS**

**£155,000**

36 Gardden Road, Rhos , Wrexham , LL14 2EW  
£155,000                      17216



**DESCRIPTION:** Situated in a popular village location and occupying a large corner plot is this traditional 3 bedroom semi detached property which requires some updating with internal accommodation to briefly comprise entrance hall, downstairs wc, lounge, dining area, fitted kitchen 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 is a drive providing off road parking and gardens to the front side and rear. **VIEWING RECOMMENDED.FREEHOLD. COUNCIL TAX BAND B.**

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**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-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

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**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 Rhostyllen. At the roundabout take the 3rd exit and continue to the traffic lights by The New Inn Public House and turn right for Rhos, proceed up the hill taking a left turn into Gardden Road and the property will be noted on the right hand side via the Molyneux for sale sign.

**LOCATION:** Situated in a popular village location with easy access to village amenities Wrexham town 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 HALL:** Panelled radiator. Stairs rising to first floor. UPVC front entrance door.

**CLOAKROOM:** Fitted 2-piece suite comprising wc and wash hand basin.

**LOUNGE:** 12' 5" x 12' (3.78m x 3.66m) Panelled radiator. Fitted fire surround with inset electric fire. Television point.



**DINING AREA:** 11' 10" x 10' 5" (3.61m x 3.18m) Panelled radiator. Tiled open fireplace.



**KITCHEN:** 13' x 7' 4" (3.96m x 2.24m) 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. Wall mounted gas heating boiler. Plumbing for automatic washing machine. Space for cooker. Tiled floor. UPVC side entrance door.



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

**BEDROOM 1:** 12' 5" x 11' 10" (3.78m x 3.61m) Panelled radiator. Built in airing cupboard. Window to rear elevation.



BEDROOM 2: 12' x 10' 5" (3.66m x 3.18m) Panelled radiator. Window to front elevation.



BEDROOM 3: 9' 3" x 7' 6" (2.82m x 2.29m) Panelled radiator. Window to rear elevation.

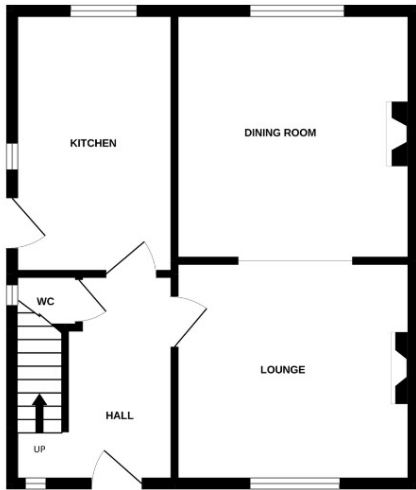


**BATHROOM:** Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with shower above.

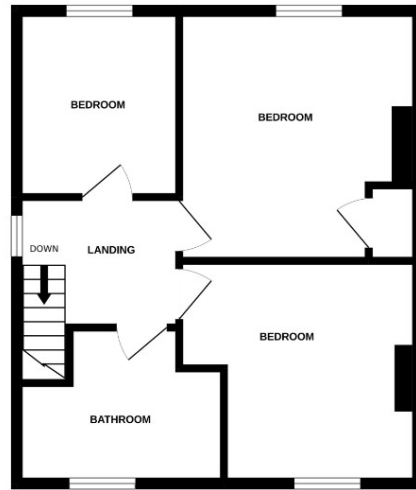


**OUTSIDE:** The property occupies a large corner plot comprising a drive to the side of the property providing ample off-road parking and there are lawned gardens to the front and side and to the rear there is a brick outhouse and outside store.

GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA : 928 sq.ft. (86.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**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+   | <b>A</b>      |         |           |
| 81-91 | <b>B</b>      |         | 81 B      |
| 69-80 | <b>C</b>      |         |           |
| 55-68 | <b>D</b>      | 68 D    |           |
| 39-54 | <b>E</b>      |         |           |
| 21-38 | <b>F</b>      |         |           |
| 1-20  | <b>G</b>      |         |           |