



9, Greenfield, Rhosddu,  
Wrexham, LL11 2NR

**Bowen Son  
and Watson**

Situated within this popular part of Wrexham and being convenient for the town centre together within reach of all local amenities is this well presented two bedroom semi detached home. The accommodation briefly consists entrance hall, two reception rooms, kitchen, utility area/ground floor shower room. On the first floor a landing with two bedrooms plus bathroom. Off road parking. Pleasant rear garden. Double glazing and gas central heating. NO ONWARD CHAIN.

Offers in the region of £120,000



## 9, Greenfield Rhosddu, Wrexham LL11 2NR

- Popular Location
- Two Bedroom Semi Detached House
- Two Reception Rooms
- Utility/Ground Floor Shower Room
- Pleasant Rear Garden
- Double Glazing & Gas Central Heating

### Entrance Hall

Double glazed entrance door. Laminate style flooring. Ceiling light point.

### Lounge

15' 6" x 12' 0" (4.72m x 3.65m)  
With double glazed window to the front elevation. Meter cupboard. Laminate style flooring. Central heating radiator. Picture rail. Ceiling light point.

### Dining Room

12' 0" x 10' 4" (3.66m x 3.14m)  
With double glazed window. Laminate style flooring. Central heating radiator. Picture rail. Ceiling light point. Staircase rising to the first floor landing.

### Kitchen

11' 7" x 7' 3" (3.53m x 2.22m)  
Fitted with a range of units having built into the working surface a single drainer sink unit. Base units and drawers with a matching wall cabinet. Space for

cooker. Space for upright fridge freezer. Under stairs storage. Double glazed window. Central heating radiator. Tiled flooring. Ceiling spotlights. Door leading to the rear garden.

### Utility Area/Shower Room

Comprising close coupled WC. Shower cubicle. Space with plumbing for washing machine. Gas fired central heating boiler. Double glazed window. Tiled flooring.

### First Floor Landing

With double glazed window. Ceiling light point.

### Bedroom 1

15' 5" x 12' 0" (4.69m x 3.66m)  
Overall measurement. With double glazed window. Two central heating radiator. Access to the loft space. Ceiling light point.

### Bedroom 2

10' 6" x 8' 11" (3.19m x 2.73m)  
With double glazed window. Central heating radiator. Ceiling light point.

### Bathroom

Fitted with a white three piece suite comprising close coupled WC. Wash hand basin. Bath with shower over. Towel rail. Double glazed window. Walls tiled.

### Outside

Off road parking to the front. Gate giving access to the rear garden.



## Rear Garden

Pleasant rear garden having patio area. Pathway with lawn. Raised patio area. Two garden stores one with power point. Further garden area to rear.

## Directions

From the Agent's Wrexham offices proceed up Regent Street to the traffic lights at which turn right into Grosvenor Road. At the roundabout turn left into Rhosddu Road. Continue along Rhosddu Road until reaching Greenfield take the right hand turning where the property will be seen on the left hand side as identified by the Agent's For Sale board.



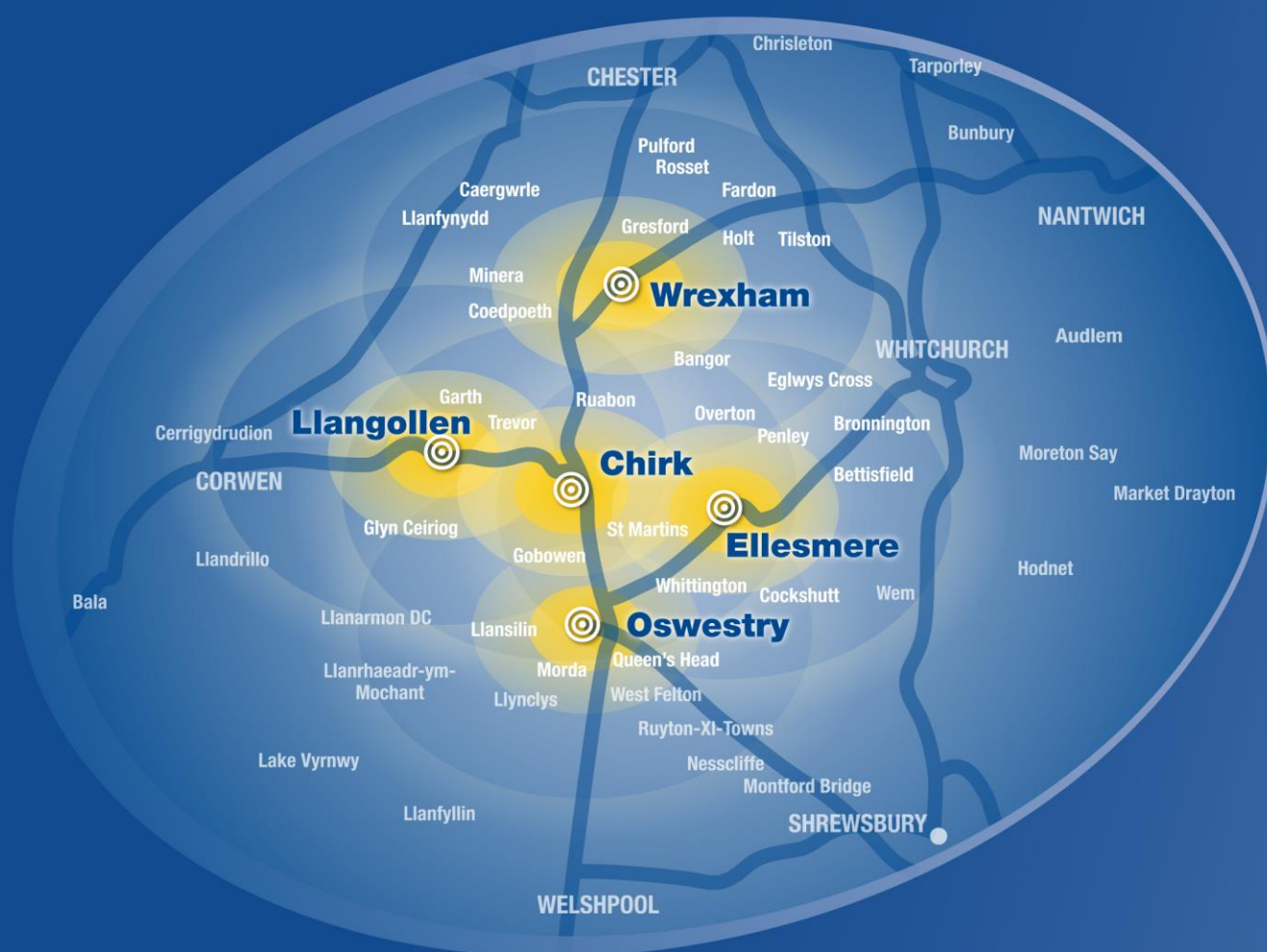
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