



Chapel Street | Rhostyllen | Wrexham | LL14 4AS

Offers in the region of £138,000



ROSE RESIDENTIAL

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This well presented two bedroom end terrace property has been exceptionally well maintained by the current owners, making it an ideal first-time purchase or investment opportunity. The accommodation is deceptively spacious and includes a well-proportioned reception room, a modern kitchen with space for a dining table, and a separate utility area. To the first floor are two bedrooms and a bathroom. Externally, the property benefits from a concrete yard to the rear and off-road parking to the front.

Entrance

A part-glazed uPVC entrance door opens directly into the lounge.

Lounge

13'9" x 11'7" (4.21m x 3.54m)

A well proportioned reception room featuring a front facing UPVC double glazed window, laminate floor, and radiator. A rear door leads through to the Kitchen.





Kitchen

14'0" x 12'2" (4.28m x 3.73m)

The kitchen is well appointed with a comprehensive range of wall and base units, complemented by matching work surfaces, a stainless steel sink unit, and metro-style tiling. Integrated appliances include an electric oven and four-ring gas hob with extractor hood above. The room benefits from a rear facing UPVC double-glazed window, tiled flooring, and a radiator, with ample space to accommodate a dining table.

Utility Room

7'3" x 5'5" (2.22m x 1.66m)

Continuing the tiled flooring from the kitchen, the utility room offers space and plumbing for both a washing machine and tumble dryer. The room houses a wall mounted Logic combi boiler and benefits from a rear facing UPVC double glazed window, along with a side facing part glazed UPVC door providing access to the rear of the property.

Stairs & Landing

The turning staircase rises from the kitchen to the first floor landing where three doors lead off to the bedrooms and bathroom.

Bedroom One

13'7" x 11'7" (4.16m x 3.55m)

A beautifully proportioned double bedroom with a front facing UPVC window. The room is completed with a radiator and fitted carpet.

Bedroom Two

6'5" x 12'1" (1.96m x 3.69m)

A comfortable single or small double bedroom which benefits from a rear facing uPVC double glazed window, radiator and fitted carpet.

Bathroom

Fitted with a three piece suite comprising a low level WC, vanity sink unit with storage and a panelled bath with shower over. There is a rear facing UPVC double glazed window with privacy glass, radiator, and tiled flooring.



External

Immediately behind the property, and accessed directly from the utility room, is a yard area, beyond which is a communal bin access alleyway and further paved area.

Disclaimer

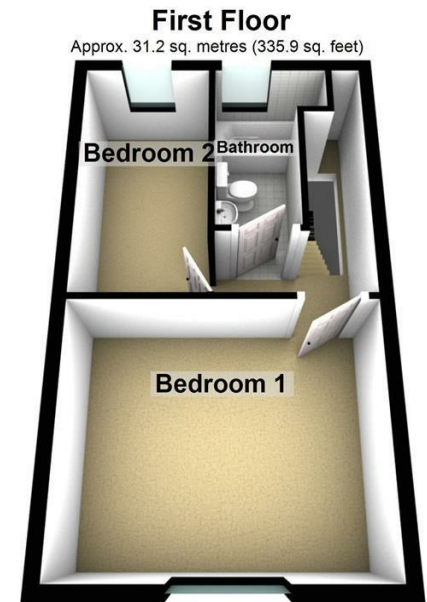
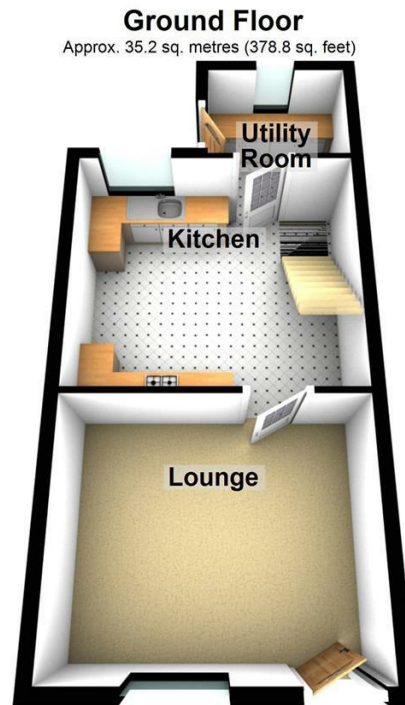
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Total area: approx. 66.4 sq. metres (714.8 sq. feet)

Energy Efficiency Rating		
	Current	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		
England & Wales	EU Directive 2002/91/EC	

Wrexham

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