



Main Road | Old Rhosrobin, Rhosrobin | Wrexham | LL11 4RL

Offers in the region of £140,000



ROSE RESIDENTIAL

Main Road | Old Rhosrobin, Rhosrobin
Wrexham | LL11 4RL
Offers in the region of £140,000

This well presented, two bedroom, semi-detached property offers modern and spacious accommodation, ideal for first-time buyers or investors. The ground floor comprises an entrance leading into a comfortable lounge featuring a log burner, creating a warm and inviting living space, there is a modern kitchen/breakfast room fitted with a range of contemporary units. A rear hallway provides additional storage and appliance space, along with access to a stylish ground floor shower room. To the first floor are two well proportioned bedrooms. Externally, the property benefits from an enclosed rear garden designed for low maintenance, featuring a decked seating area, artificial lawn, and two useful sheds with power.

Entrance

A front facing UPVC door opens directly into the Lounge.

Lounge

15'11" x 12'0" (4.86m x 3.66m)

A well proportioned reception room featuring a front facing UPVC double glazed window, laminate flooring, radiator, and a log burner set on a hearth, creating a cosy focal point.





Kitchen

10'8" x 9'6" (3.27m x 2.90m)

Fitted with a range of modern wall, base, and drawer units with complementary work surfaces incorporating a one and a half bowl stainless steel sink unit with mixer tap. Integrated electric oven and hob, part tiled walls, and a rear facing UPVC double glazed window. Additionally, there is a wall-mounted combi boiler and space for a breakfast table.

Rear Hallway/Utility

5'7" x 5'7" (1.71m x 1.72m)

Providing space and plumbing for appliances including a washing machine and fridge freezer, with a side facing UPVC double glazed window and UPVC, part glazed, door which leads to the rear garden.

Shower Room

Fitted with a modern three-piece suite comprising a low-level WC, wash hand basin set within a vanity unit, and a walk-in shower enclosure. The room also benefits from tiled flooring, part tiled walls, heated towel rail, extractor fan, and a side facing UPVC double glazed window.



Stairs & Landing

Stairs lead from the Lounge to the first floor landing which provides access to both bedrooms.

Bedroom One

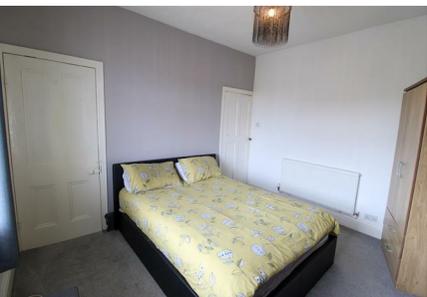
12'7" x 11'11" (3.86m x 3.65m)

A spacious double bedroom with a front facing UPVC double glazed window, radiator, feature fire surround, and built-in storage cupboard.

Bedroom Two

7'9" x 9'7" (2.37m x 2.94m)

A further well proportioned bedroom with a rear facing UPVC double glazed window, laminate flooring, and radiator.





External

To the rear is an enclosed garden designed for low maintenance, featuring a decked seating area, artificial lawn, and two useful sheds, both benefiting from power.

Disclaimer

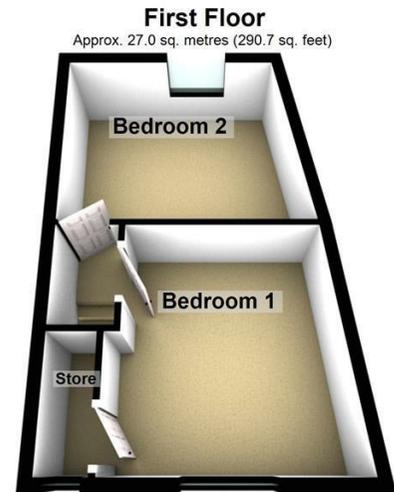
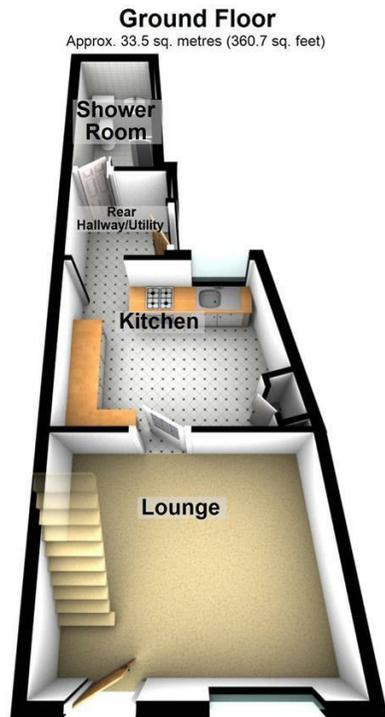
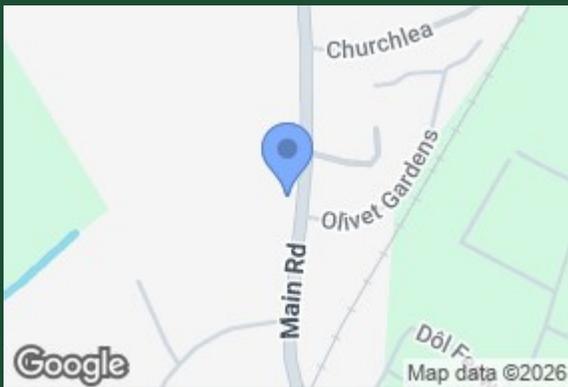
The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition.

By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

Anti Money Laundering (AML) Checks

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



Total area: approx. 60.5 sq. metres (651.5 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		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

01978 504001
sales@rose-residential.co.uk