



New Development

Craig Y Wern, Hill Street, Rhosllanerchrugog, LL14 1LN

Prices from £120,000

Reference: 4293

Date: 22nd September 2017

TENURE As advised the property is freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION Vacant possession will be given upon completion of the sale.

SERVICES Mains water, drainage, gas, electricity and BT telephone are connected subject to statutory regulations. Neither the services nor appliances have been tested and prospective purchasers are invited to obtain specialist reports if required.

OUTGOINGS Council Tax Band details available from Wrexham County Borough Council.

VIEWING By appointment with the sole agents, Wingetts, 29 Holt Street, Wrexham Tel: 01978 353553.

Wingetts



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Description

An exciting new development by quality local builders Heed Developers of 2 and 3 bedroom homes built to a quality specification on the fringe of the village of Rhos. Being sold FREEHOLD and with a 10 year LABC Warranty, Phase 1 has been released and includes 4 x 2 bedroom semi detached properties that briefly comprise Open fronted entrance porch with quality coloured composite Entrance door opening to Hall with stylish staircase and ground floor cloaks/w.c. Well appointed fitted kitchen and Dining Room with attractive gloss fronted base and wall cupboards with integrated fridge/freezer and oven, hob and extractor hood. Lounge enjoying access into the rear garden through PVC French doors and under stairs store cupboard. The first floor landing gives access to 2 bedrooms with the master bedroom having useful built in double door wardrobes. The bathroom includes a white modern suite with shower over the bath and part tiled walls. Gas fired central heating, UPVC double glazing. Private driveways for 2 cars and gardens with patio areas.

LOCATION

The Craig Y Wern development is situated in a convenient location within walking distance of all the shopping facilities and social amenities that this large welsh village of Rhosllanerchrugog has to offer. Excellent road links allow for daily commuting to the commercial and industrial centres of Wrexham, Chester and Shropshire and a train station is located only a short driving distance away in the nearby village of Ruabon. Renowned for its musical heritage with its famous Choirs the village includes the popular 490 seater Stiwt Theatre and both Primary and Secondary schools.

DIRECTIONS

Proceed along the A483 by-pass and take the exit signposted Rhosllanerchrugog. Continue through Pentrebychan to the traffic lights at Johnstown and turn right. Proceed up Hill Street and the Craig Y Wern development will be observed on the left hand side set back from the road.



ON THE GROUND FLOOR

A canopy entrance porch with welcome light and coloured composite part glazed entrance door with chrome furnishings opening to a:

WELCOMING HALL

With attractive doors off to all rooms with brushed chrome handles, stylish chrome and pine staircase, brushed chrome sockets and light switches, mains wired smoke alarm and radiator.

GROUND FLOOR CLOAKS/W.C

Appointed with a low flush w.c with dual flush, pedestal wash basin with central mixer tap and tiled splashback, radiator and upvc double glazed side window.

LOUNGE 4.51m x 3.12m (14'10" x 10'3")

Having the benefit of upvc double glazed French doors that open onto the rear patio, additional upvc double glazed rear window, radiator, brushed chrome sockets and light switches. A panelled door opens into the useful understairs storage cupboard with wall light.



KITCHEN/DINER 3.95m x 2.46m (13'0" x 8'1")

Appointed to an excellent standard with stylish soft closing gloss fronted shaker style base and wall cabinets with chrome handles complimented by worktops and upstands that incorporate a stainless steel 1 ½ bowl single drainer sink unit with mixer tap and upvc double glazed window above, four ring stainless steel gas hob with matching stainless steel oven below and stainless steel extractor canopy above, integrated fridge freezer, plumbing for automatic washing machine, three drawer unit, concealed Worcester combination gas fired central heating boiler, inset LED spotlights and radiator.



ON THE FIRST FLOOR

The turned staircase leads to the:

LANDING

With the continuation of the chrome and pine balustrade, upvc double glazed side window, radiator and ceiling hatch to roof void.

BEDROOM ONE 4m x 3.87m plus built-in wardrobe (13'1" x 12'8" plus built-in wardrobe)

A light and airy bedroom with two upvc double glazed windows to rear, useful two door built-in wardrobe, radiator and television aerial point.



BEDROOM TWO 3.16m x 2.34m (10'4" x 7'8")

Upvc double glazed window to front, radiator and television aerial point.

BATHROOM

Appointed with a white suite of low flush w.c with dual flush, pedestal wash basin with central mixer tap, panelled bath with mixer tap and mains thermostatic shower above, splash screen, attractive part tiled walls with stone detail, inset ceiling spotlights, extractor fan, chrome heated towel rail and upvc double glazed window.



EXTERNALLY

The properties will benefit from private parking for two cars together with lawned garden areas to front, rear stone paved patio with decorative slate and further garden area beyond.

PRICES

Plot 1 - £127,000
Plot 2 - £120,000
Plot 3 - SOLD
Plot 4 - £127,000

RESERVATION FEE

A non refundable £200 is payable to reserve your chosen plot.

PLEASE NOTE

Internal photographs are of Plot 1.