



Ty Haf

Wrexham | | LL14 2BY

£280,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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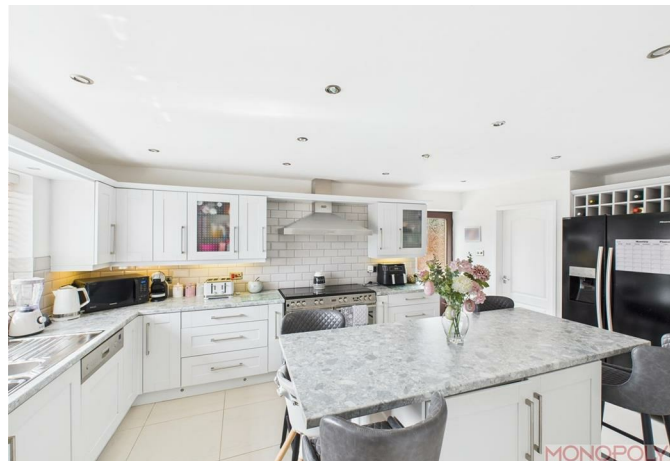
" VIEWING IS HIGHLY RECOMMENDED"

To appreciate this extended and superbly presented Four Bedroom semi-detached property located in the village of Rhosllanerchrugog. This impressively spacious and versatile property really must be seen to be appreciated offering Three good size reception rooms, a large well appointed Modern Kitchen, En-Suite to main bedroom and ample off road parking. The side extension means that the property has been able to incorporate the spacious kitchen and the large master bedroom with En-suite to the first floor.

In brief the property comprises of; Entrance Hallway, Downstairs Cloakroom, Lounge, Sun Room, Sitting Room, Kitchen and Utility Room to the ground floor and Four Bedrooms, En-Suite and Family bathroom to the first floor.

The village of Rhosllanerchrugog offers a wealth of local amenities including shops, schools and has excellent access to the A483 and major road networks beyond.

- FOUR BEDROOM SEMI DETACHED HOUSE
- IMPRESSIVELY SPACIOUS AND VERSATILE PROPERTY
- EXTENDED TO THE GROUND AND FIRST FLOOR
- SPACIOUS AND BEAUTIFULLY PRESENTED KITCHEN
- LARGE MAIN BEDROOM WITH EN SUITE
- MUST BE VIEWED TO BE APPRECIATED
- GAS CENTRAL HEATING
- THREE LARGE RECEPTION ROOMS
- UPVC DOUBLE GLAZED WINDOWS



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted door which leads into the entrance hallway.

ENTRANCE HALLWAY

With tiled flooring, staircase rising off to the first floor accommodation, doors off to the kitchen and lounge, spotlights to ceiling.

LOUNGE

26'8" max x 11'11" max (8.13m max x 3.64m max)

A spacious and well presented room with a UPVC Double glazed window to the front, large Adam Style fireplace with decorative timber mantel and surround, tiled hearth, laminate flooring, door into the sitting room, squared archway to the dining area.

DINING AREA

With Radiator and double doors to the Sun room

SUN ROOM

13'10" x 8'3" (4.24m x 2.53m)

A fantastic extra living space with UPVC Double glazed windows and UPVC Double glazed door off to the rear garden, attractive parquet flooring.

SITING ROOM/ FAMILY ROOM

15'4" x 9'5" (4.69m x 2.88m)

Currently being utilised as a nail salon, but another good size and versatile reception room with tiled flooring, UPVC Double glazed French style doors off to the rear garden, door to a storage cupboard.

KITCHEN

16'2" x 12'1" (4.94m x 3.70m)

A superbly appointed and spacious kitchen, offering a comprehensive range of matching wall, drawer and base units with under unit lighting, complementary worktop surfaces with inset 1 1/4 stainless steel sink and drainer, Integrated Dishwasher, large 'Stoves' cooker with double oven and grill and Seven ring gas hob, stainless steel canopy extractor fan above, large central island incorporating a breakfast bar and units under, part tiled walls, tiled flooring, space for fridge/freezer, UPVC Double glazed window and a UPVC Double glazed frosted door off to the side, door leading into the sitting /family room.

UTILITY ROOM

5'6" x 4'8" (1.68m x 1.44m)

With worktop surfaces, plumbing for a washing machine, part tiled walls, UPVC Double glazed window to the side, tiled flooring, wall mounted gas boiler, door to a cloakroom w.c.

DOWNSTAIRS W.C.

Fitted with a low level w.c, wash hand basin with vanity unit under, tiled flooring, UPVC Double glazed window to the rear.

FIRST FLOOR LANDING

With access to the loft space, door to a storage cupboard, carpeted flooring.

BEDROOM ONE

17'11" x 12'2" (5.47m x 3.73m)

An impressively spacious bedroom, being well presented with a UPVC Double glazed window to the front, Two sets of built in wardrobes, with door in between to the En-suite shower room, carpeted flooring.

EN SUITE SHOWER ROOM

12'1" x 3'9" (3.69m x 1.16m)

Fitted with a Dual sized shower cubicle, dual flush low level w.c, pedestal wash hand basin, fully tiled walls, tiled flooring, spotlights to ceiling, UPVC Double glazed and frosted window to the rear.

BEDROOM TWO

8'5" x 9'0" (2.58m x 2.76m)

With a UPVC Double glazed window to the rear, fitted wardrobes with sliding doors, wood effect laminate flooring.

BEDROOM THREE

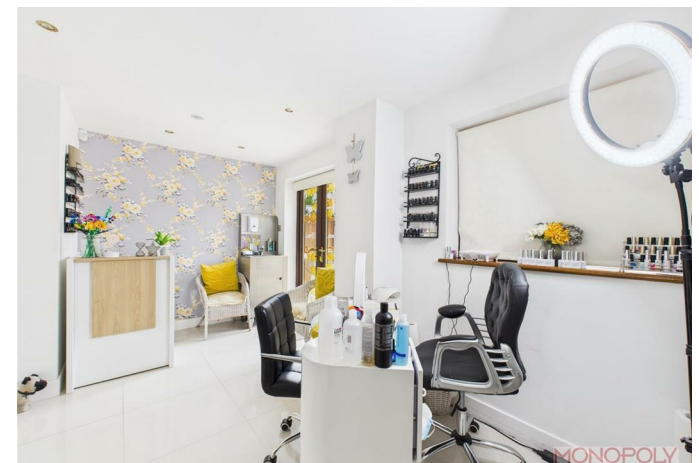
12'9" x 8'6" (3.90m x 2.60m)

With a UPVC Double glazed window to the rear, wood effect laminate flooring.

BEDROOM FOUR

8'5" x 6'5" (2.59m x 1.96m)

With a UPVC Double glazed window to the front, door to a storage cupboard, wood effect laminate flooring.





FAMILY BATHROOM

5'7" x 6'5" (1.71m x 1.96m)

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, fully tiled walls, UPVC Double glazed and frosted window to the rear.

OUTSIDE TO THE FRONT

To The front there is a small area of garden with pathway to the front entrance door. To the front left hand side is an extensive block paved driveway with large double timber gates opening on to the street and which leads to the rear.

OUTSIDE TO THE REAR

To the rear is a well maintained garden with a decked seating area leading on to an Indian stone patio with raised gravelled borders. There is also access to a large timber shed/work shop

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

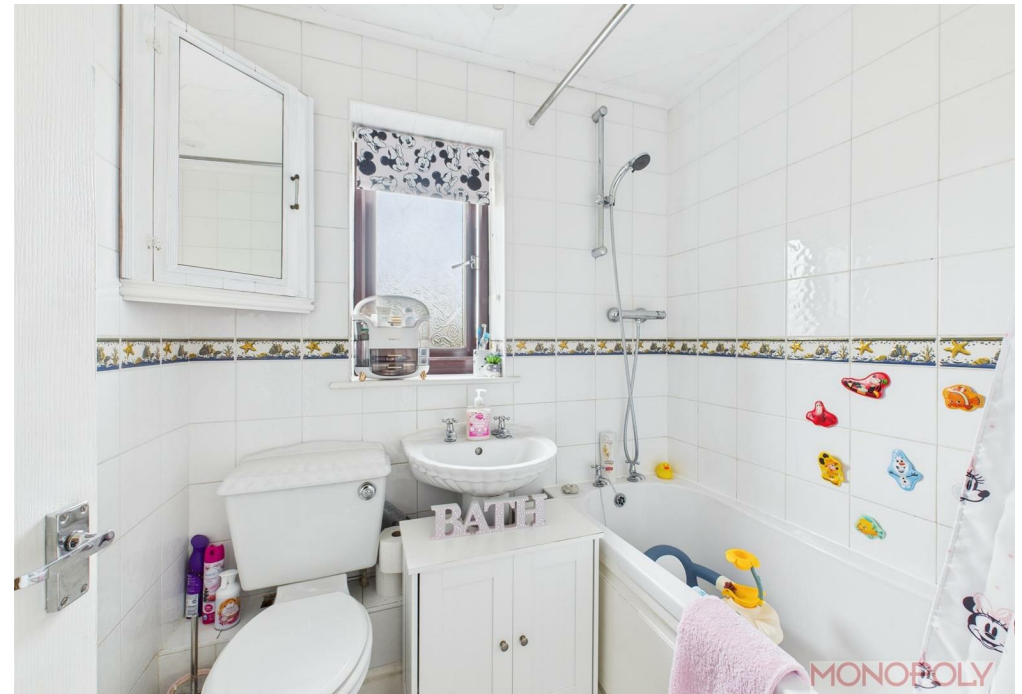
MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.
Your home maybe repossessed if you do not keep up repayments on your mortgage

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.



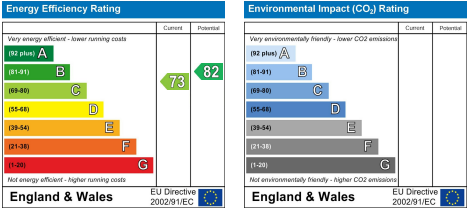


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