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Rhostyllen | Wrexham | LL14 4BF

£220,000

MONOPOLY
BUY ■ SELL ■ RENT



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Situated within the popular village of Rhostyllen, this immaculate two-bedroom detached home offers stylish, modern living and is perfect for first-time buyers or downsizers alike. Built in 2023, the property benefits from the remainder of its NHBC warranty and has been exceptionally well-maintained by the present owners. The accommodation briefly comprises an entrance hallway, downstairs WC, contemporary kitchen/dining room, and a spacious lounge with access to the garden. To the first floor, there is a landing area, two generous double bedrooms, and a modern family bathroom. Externally, the property features established borders to the front, a landscaped rear garden ideal for outdoor entertaining, and a private driveway providing off-road parking for two vehicles. Manor Gardens forms part of a recently constructed residential development in Rhostyllen, a sought-after village with a range of local amenities including shops, primary school, and public houses. The property is within walking distance of Wrexham city centre, while the nearby Erddig National Park offers excellent countryside walks right on the doorstep. For commuters, the A483 is only a short drive away, providing superb road links to Chester, Oswestry, and further afield.

- TWO DOUBLE BEDROOM DETACHED FAMILY HOME
- BUILT IN 2023 WITH NHBC CERTIFICATE
- IMMACULATELY PRESENTED THROUGHOUT
- ENTRANCE HALL WITH SPACIOUS CUPBOARD
- MODERN KITCHEN/DINING
- SPACIOUS LOUNGE
- BUILT IN STORAGE IN BEDROOM
- MODERN FITTED BATHROOM
- GARDEN AND DRIVEWAY TO REAR
- WALKING DISTANCE TO WREXHAM CITY CENTRE



Entrance Hall

Steps rise up to the entrance where a composite door leads into entrance hall. Door into under-stairs storage cupboard with light and power socket. Recessed LED lighting, panelled radiator, LVT (Luxury Vinyl Tiled) flooring, door into downstairs WC, kitchen and lounge.

Kitchen/Dining

Housing a range of modern wall, drawer and base units with complimentary work surface over. Integrated appliances to include fridge-freezer, electric oven, gas hob with glass splash-back and extractor hood. Space for washing machine. 1.5 stainless steel sink unit with mixer tap over. Cupboard housing combination boiler. Recessed lighting, panelled radiator, LVT flooring, space for dining table and uPVC double glazed window to the front elevation.

Lounge

UPVC double glazed French style doors to rear garden area and uPVC double glazed window to the side elevation. Finished with LVT flooring, two ceiling light points, panelled radiator and stairs rising to first floor.

Downstairs WC

Two piece suite comprising low-level WC and pedestal wash hand basin. Finished with vinyl flooring, panelled radiator, extractor fan, ceiling light point and uPVC double glazed frosted window to the side elevation.

Landing Area

Carpeted flooring, access to loft space, ceiling light point, doors into bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation

with blinds. LVT flooring, panelled radiator and ceiling light point.

Bedroom Two

UPVC double glazed window to the rear elevation with blinds. Fitted with customised wardrobes with shelving, clothing rail and drawers. Additional built-in cupboard with light and clothing rail. LVT flooring, panelled radiator and ceiling light point.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with mains shower over. Shave point, extractor, ceiling light point, chrome heated towel rail, 1/2 tiled walls, tiled flooring, two uPVC double glazed frosted windows to the front and side elevation.

Outside

To the front elevation there are established shrubberies laid in a bark filled border. Steps lead up to the entrance. To the right hand side there is access to the garden via a timber gate. The rear garden has been landscaped and comprises of a paved patio area, white decorative stone and raised sleepers with established shrubberies. To the boundary there are fence panels for security and privacy. Additionally there is an outside tap, mains light and a refuse storage area to the side. There is a driveway to the rear with space for two vehicles.

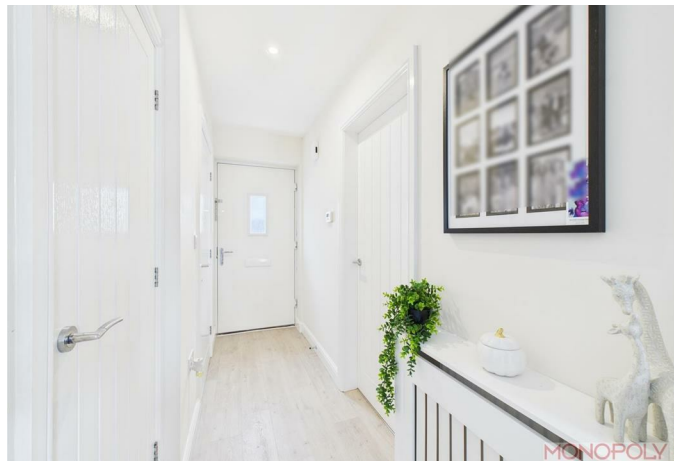
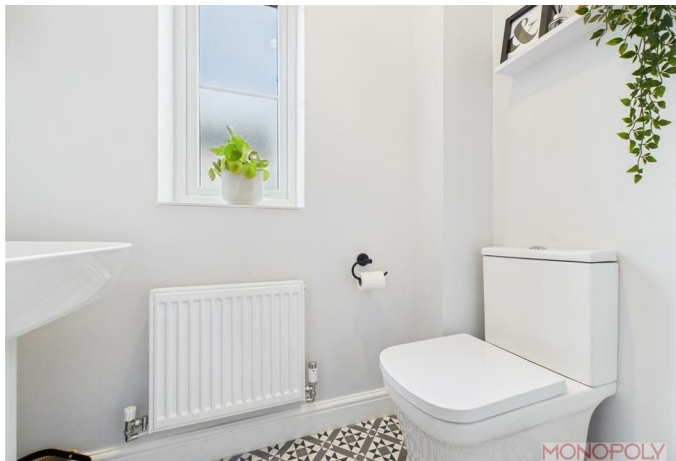
Additional Information

The property was built in 2023 with a NHBC certificate of 10 years (8 years remaining). There is a mains sprinkler system in the property with the box being located in the under-stairs cupboard. There are two parking spaces to the rear.

Important Information

MONEY LAUNDERING REGULATIONS 2003





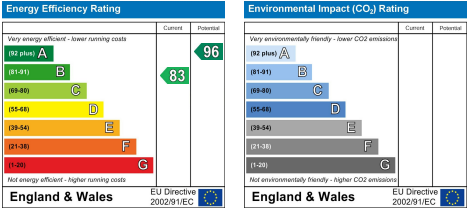
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





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