



Gwarallt Hill Street

Rhosllanerchrugog, Wrexham, LL14 1LW

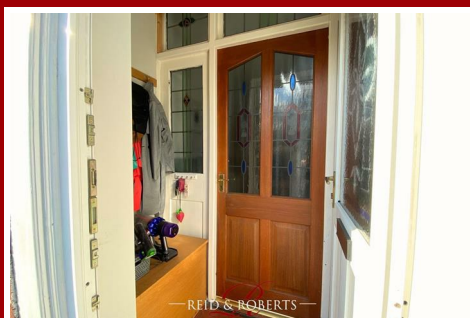
£290,000



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Entrance Porch

A welcoming entrance porch with space for coats and shoes, featuring stylish parquet flooring. Door leading into the entrance hallway.

Entrance Hallway

Spacious and inviting with wood-effect flooring and a radiator with a decorative cover. A double-glazed window to the side elevation allows natural light to flow in. Ceiling light point. Understairs storage cupboard housing meters. Doors lead to the lounge and open-plan kitchen/dining/sitting area. Carpeted staircase rising to the first floor.

Lounge

13'9" x 12'10" (4.20 x 3.93)

A cosy yet spacious lounge with wood-effect flooring and a charming log burner set on a stone hearth. A large double-glazed bay window to the front elevation enhances the light and airy feel. Ceiling light point. TV aerial point. Double-panelled radiator.

Kitchen/Utility/Dining Room

20'6" x 19'9" (6.25m x 6.02m)

A stunning open-plan space, perfect for modern living. The kitchen is fitted with a range of base, wall, and drawer units, complemented by quartz-effect work surfaces. Wood-effect flooring runs seamlessly throughout the kitchen, dining, and sitting areas. Integrated oven and touch-screen Nefit four-ring hob with extractor hood above. Space for an American-style fridge/freezer, dishwasher, and washing machine/tumble dryer. Wall-mounted boiler. Generous storage cupboard/pantry. Two sinks with mixer taps. Three double-glazed windows to the side elevation and a door leading to the front, side, and rear gardens.

The dining area provides ample space for an eight-seater dining table, featuring a coal gas fireplace set on a stone hearth, a ceiling light point, and a double-panelled radiator. A double-glazed window to the side elevation allows for plenty of natural light.

The sitting area offers a comfortable space for relaxation, with room for a three-seater sofa. A range of double-glazed windows overlook the rear elevation, with an additional door leading to the side elevation. Archways provide seamless flow between the kitchen and dining areas.

Downstairs Bathroom

10'5" x 4'5" (3.19m x 1.36m)

Fitted with a low flush W.C., wash hand basin with separate hot and cold taps, and a gas powered shower. Tiled flooring and partially tiled walls. Frosted double-glazed window to the side elevation and a Velux window. Single-panelled radiator and spotlights.

Landing

Carpeted flooring with a double-glazed window to the front elevation. Two ceiling light points. Radiator with a decorative cover. Doors leading to three bedrooms and the shower room.

Bedroom One

13'11" x 12'5" (4.25 x 3.80)

A spacious double bedroom featuring a large double-glazed bay window to the front elevation. Built-in wardrobes provide excellent storage. Carpeted flooring, wall-mounted radiator, and ceiling light point.

Bedroom Two

12'11" x 12'11" (3.95 x 3.95)

A generous double bedroom with double-glazed windows to both the side and rear elevations. Two single-panelled radiators. Carpeted flooring. Ceiling light point. BT aerial point.

Bedroom Three

10'7" x 9'2" (3.23 x 2.80)

A well-proportioned third bedroom with carpeted flooring and a double-panelled radiator. Double-glazed windows to both side elevations and an additional frosted window. Loft access.

Shower Room

Modern and stylish, featuring a low flush W.C., wash hand basin with mixer tap, and an electric shower. Wood-effect laminate flooring and PVC panelled walls. Frosted double-glazed window to the side elevation. Spotlights and a wall-mounted heated towel rail.

Outside

The front garden features stylish slated flooring, bordered by a combination of hedging and fencing to ensure privacy. Surrounding the space are neatly gravelled areas. There is convenient access to the side of the property which leads to the workshop and rear garden, along with steps leading to the front entrance and a gated entryway. The side of the property, a slate pathway provides access to both the front and rear gardens, while also leading to a detached workshop conveniently positioned at the side. On the opposite side of the property, there is a secure, fenced storage unit, offering additional space for garden equipment. The rear garden features a well-maintained, compact lawn surrounded by wooden decking and gravel paths. A pergola extends over part of the decked area, creating a shaded section, perfect for outdoor seating or a BBQ area. The space is fully enclosed by fence, providing privacy and a sleek contemporary feel. The outdoor area is ideal for relaxing or

Tel: 01978 353000

entertaining. Additionally, there is a door that provides access to the rear parking for two cars.

Workshop

18'3" x 6'10" (5.57 x 2.10)

Power and light. Under floor heating.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid

and Roberts has the authority to make or give any representations or warranty in relation to the property.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services.

The agents have not tested the appliances listed in the particulars.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

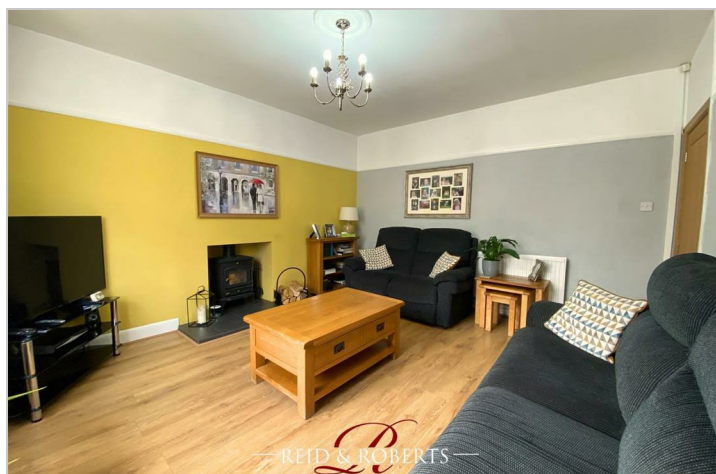
Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.



Road Map



Hybrid Map



Terrain Map



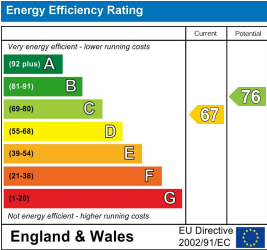
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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