



Old Farm Road | Rhostyllen | Wrexham | LL14 4DX

Offers in the region of £290,000



ROSE RESIDENTIAL

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Situated on the ever-popular Old Farm Road, this delightful three-bedroom detached bungalow has clearly been much loved and meticulously cared for over the years.

Internally, the property offers generous and well-proportioned accommodation comprising a spacious lounge, a bright conservatory, a contemporary fitted kitchen, three bedrooms (including one with an en-suite wet room), and a further modern wet room.

Externally, the property boasts beautifully maintained gardens featuring a variety of mature shrubs and established fruit trees. A driveway provides parking and leads to a single integral garage.

Entrance

A part glazed UPVC door, with a side glazed panel, opens into the entrance hallway, which features a tiled floor. A further glazed door leads through to the L-shaped inner hallway.

Hallway

The spacious inner hallway provides access to all rooms within the property, as well as the integral garage. Additional features include a loft hatch, an airing cupboard, and a generously sized cloakroom/storage cupboard.

Lounge

20'8" x 11'10" (6.31m x 3.61m)

An extremely welcoming reception room, flooded with natural light thanks to a front facing UPVC double glazed bow window and rear facing sliding patio doors that open into the conservatory. This spacious lounge also benefits from a gas coal effect fire with an Adams style mantel surround, two radiators, and coved ceilings.

Conservatory

9'5" x 9'7" (2.88m x 2.93m)

Overlooking the rear garden, this attractive conservatory features a half-brick, half-UPVC frame construction with a polycarbonate roof, and side facing UPVC double glazed doors providing direct access to the garden.





Kitchen

9'9" x 13'0" (2.98m x 3.98m)

This well-proportioned kitchen is fitted with a range of shaker-style base and wall units, complemented by matching worktops. An inset sink with drainer and mixer tap is positioned beneath a rear facing UPVC double glazed window, offering views over the garden, alongside a part-glazed rear UPVC door providing external access. Additional features include an inset four-ring gas hob, electric oven, space for a fridge/freezer, a radiator, and tiled flooring. A Potterton combi boiler is neatly housed within a wall unit, and there is ample space for a breakfast table, making the room both functional and inviting

Bedroom One

11'3" x 10'8" (3.45m x 3.26m)

A spacious main bedroom with a rear facing UPVC double glazed window, fitted wardrobe with partly mirrored doors and an integrated vanity unit, fitted carpet, radiator, and a door leading to the en-suite.

En-Suite Wet Room

This room has been refitted to include a wet room, featuring a wall- mounted Mira electric shower, a compact wall-mounted wash hand basin, and a low-level WC. A side facing UPVC double glazed window with privacy glass provides natural light. The shower area is finished with PVC panelling, while the remaining walls are tiled.

Bedroom Two

10'3" x 12'5" (3.14m x 3.80m)

Currently used as an additional reception room, this well-proportioned double bedroom features both front and side facing UPVC double glazed windows that offer views of the fields opposite, along with a radiator and fitted carpet.

Bedroom Three

9'4" x 6'7" (2.86m x 2.03m)

The smallest of the three bedrooms, this generously sized single room features a side facing UPVC double glazed window, fitted carpet, and a radiator.

Wet Room

A modern and luxuriously appointed wet room, fitted with a wall-mounted Mira shower and fold-down shower seat, pedestal wash hand basin, and low-level WC. The room is fully tiled for ease of maintenance and benefits from a chrome heated towel rail. A side facing UPVC double glazed window with privacy glass.

Garage

The garage, equipped with an electric up-and-over door, provides excellent storage space along with a utility area to the rear. It benefits from power and lighting, plumbing for a washing machine, and features a wooden part-glazed side door offering external access, as well as a wooden internal door leading to the inner hallway of the property.

External

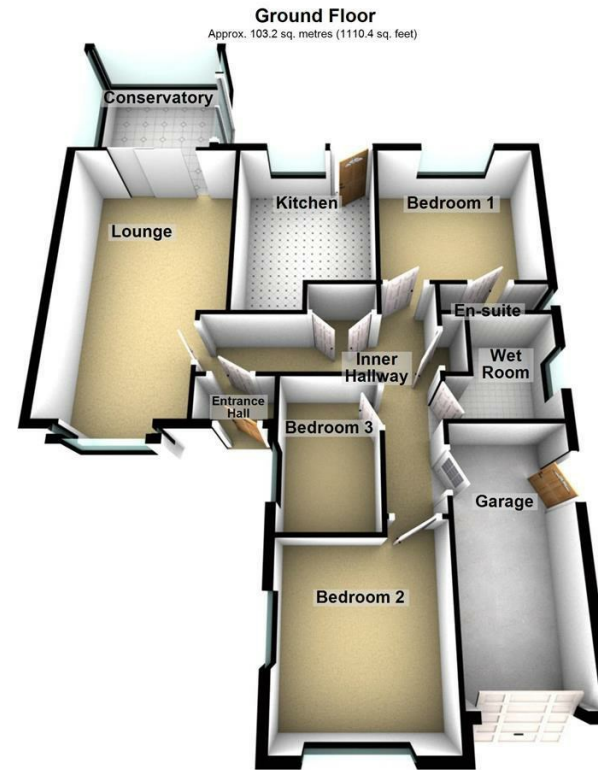
The garden has been exceptionally well maintained and is a true asset to the property. Immediately to the rear, there is a pleasant patio area, perfect for outdoor dining or relaxing. Beyond this lies a well-kept lawn, bordered by mature shrubs and an array of established fruit trees. To the front of the property, an additional area features a variety of attractive shrubs, enhancing the property's overall appeal.

Disclaimer

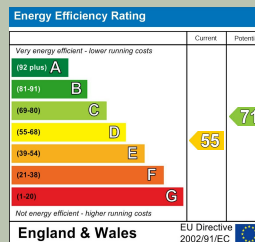
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Total area: approx. 103.2 sq. metres (1110.4 sq. feet)



Wrexham

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