



Old Farm Road | | Rhostyllen | LL14 4DX

Offers in excess of £325,000



ROSE RESIDENTIAL

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Extended in 2021, this well-presented detached bungalow occupies a generous corner plot and offers spacious, modern accommodation. The property comprises of a stylish kitchen/diner, comfortable lounge, utility room, three bedrooms (one with en-suite), and a family bathroom. Externally, there is ample off-road parking, a low-maintenance rear garden, and an integral garage with power, lighting, and an electric up-and-over door.

Entrance

A partially glazed UPVC door opens into the entrance hall, which provides access to the W/C. A second glazed door then leads into the generously sized main hallway.

W/C

Comprising a low level WC and wash hand basin, with fully tiled walls, patterned tiled flooring, chrome heated towel rail and a front facing UPVC double glazed window.

Hallway

A spacious and welcoming hallway providing access to the majority of rooms within the property. It features a convenient storage cupboard, an internal window overlooking the dining room, and doors leading to the kitchen, lounge, third bedroom, and an additional inner hallway.





Kitchen/Dining Room

18'4" x 17'5" (5.59m x 5.32m)

A beautifully designed room enhanced by a skylight that fills the area with natural light. Extended by the current owner in 2021, the space now features a bright and inviting kitchen and dining area. The kitchen area showcases a contemporary range of fitted base and wall units, complemented by wooden work surfaces. It includes integrated appliances such as a built-in electric oven, a four-ring gas hob with an overhead extractor, and a dishwasher, with dedicated space for a fridge/freezer. The dining area offers ample space for a dining table and benefits from a rear-facing UPVC double glazed window, as well as a part-glazed UPVC door that opens out to the garden. An additional door provides access to the utility area.

Utility Room

4'1" x 7'9" (1.27m x 2.38m)

As part of the recent extension, this utility room provides plumbing for a washing machine, along with space for a tumble dryer and an additional fridge/freezer. A fitted base unit offers storage and includes an inset stainless steel sink. Additionally there is a rear-facing UPVC double glazed window which allows natural light into the space and an internal door through into the garage.

Lounge

17'10" x 11'11" (5.45m x 3.64m)

A warm and inviting reception room, filled with natural light from a front-facing UPVC double glazed bow window and rear double patio doors leading out into the garden. The lounge features an electric fire set within an Adams-style mantelpiece, a radiator and fitted carpet.

Additional Inner Hallway

The inner hallway leads to the bedrooms and bathroom through three separate doors. A loft hatch is also located in this area.

Bedroom One

14'0" x 11'2" (4.28m x 3.41m)

An extremely well proportioned main bedroom with side facing UPVC double glazed window, fitted wardrobe with partly mirrored doors, fitted carpet, radiator and door through to the en-suite.

En-Suite Shower Room

Benefiting from a corner shower cubicle with electric shower, a vanity sink unit with mirror above, and a low-level W/C. The room also features a side facing UPVC double glazed window with privacy glass, a heated towel rail, and fully tiled walls & floor.



Bedroom Two

10'4" x 10'7" (3.16m x 3.25m)

A generously sized double bedroom featuring UPVC double glazed windows to the front and side, fitted carpet and a radiator.

Bedroom Three

7'7" x 8'9" (2.32m x 2.68)

The smallest of the three bedrooms which is a generously sized single bedroom. There is a front facing UPVC double glazed window, fitted carpet and a radiator.

Bathroom

Upgraded by the current Vendor, this is a stylishly appointed bathroom featuring a panelled bath with a mains-fed shower over and a folding glass shower screen, pedestal wash hand basin and a low-level WC. The room is fully tiled and further benefits from a heated chrome towel rail, as well as a front facing UPVC double-glazed window with privacy glass.

Externally

Externally, the property is set on a spacious corner plot. At the front, a sizable driveway offers plenty of off-road parking and gives access to the integral garage. The rear garden is low-maintenance, with a paved patio and artificial lawn for easy upkeep.

Garage

8'2" x 17'6" (2.51m x 5.34m)

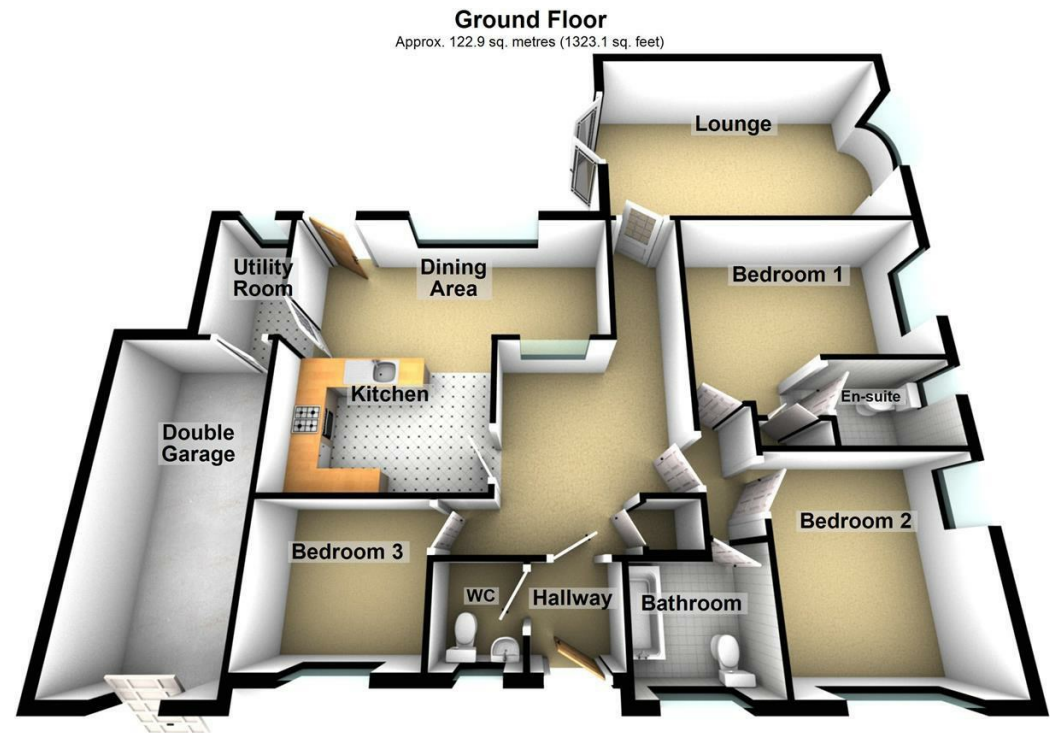
The integral garage features a front electric up-and-over door and can also be accessed internally via the utility room. Spacious enough to accommodate a car, it also includes a loft hatch with ladder, an Ideal boiler, and ample storage space.

Disclaimer

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All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition. By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.





Total area: approx. 122.9 sq. metres (1323.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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