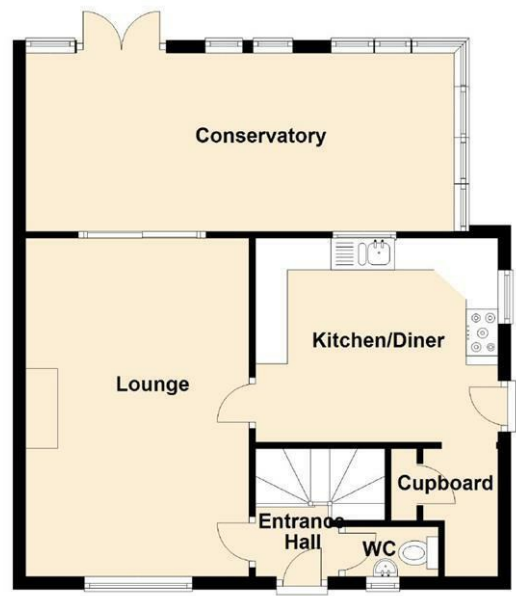
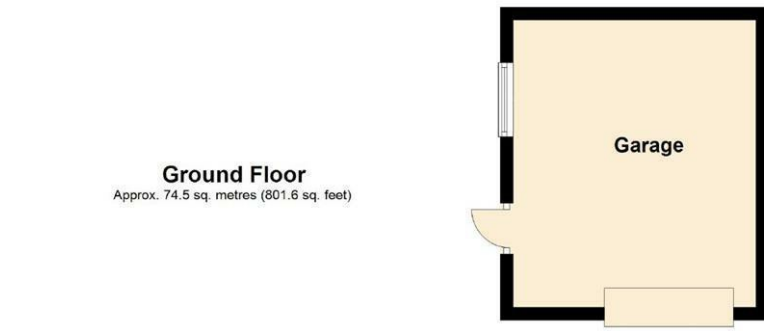


Langdale Avenue, Rhostyllen, LL14 4AE
Price £210,000



Reference: 19222395

Date: Add text here

- TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.
- POSSESSION:** Add text here
- SERVICES:** Add text here
- OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council
- VIEWING:** Add text here



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Description

A well presented three bedroom semi detached house offering spacious family accommodation set within a quiet cul de sac located within the popular village of Rhostyllen. Benefiting from private driveway offering ample off road parking, large sunny aspect rear garden and detached garage. The accommodation briefly comprises, hallway, lounge, ground floor w.c, large conservatory, fitted kitchen/dining room. The first floor offers three double bedrooms and family bathroom. Gardens to front and rear, which are enclosed for a safe family environment. Early inspection essential.

Location

Langdale Avenue is located in the popular village of Rhostyllen approximately 2 ½ miles from Wrexham town centre and is served by a regular public transport service. Easy access is afforded onto the nearby A483 bypass which in turn leads onto the major motorway networks beyond. The village itself offers a host of local amenities including shops, doctors surgery, post office and primary school and sits on the edge of the renowned picturesque National Trust Parkland of Erddig.



Directions

Proceed from Wrexham along the Ruabon Road passing Wrexham cemetery on the right hand side and Erddig National Trust Parkland on the left, proceed into the village of Rhostyllen taking the right hand turning into Henblas Road and then turn right into Langdale Avenue where No.77 will be located at the bottom of the cul-de-sac as indicated by the Wingetts for sale board.

Accommodation

Entrance door with canopy over opens into:-

Entrance Hall

Stairs rising to the first floor, radiator, ceiling light, smoke alarm and doors off to:

Ground Floor W.C

Fitted with low level w.c, wash hand basin, laminate flooring, ceiling light, radiator and frosted double glazed window.

Lounge

19'2" x 11'4"

UPVC double glazed window to front overlooking the garden, feature fire surround with coal effect gas fire on marble hearth and tiled inlay, coved ceiling, two matching ceiling lights and alcove wall lights, two radiators, sliding doors to:

Conservatory

22'4" x 9'9"

A great addition to the house is this spacious conservatory with UPVC double glazed panels with top openers on dwarf wall with polycarbonate roof running the length of the rear elevation with French doors opening into the rear garden, two radiators and wall lights.

Kitchen/Dining Room

13'4" x 10'8"

Fitted with a range of base and wall units complimented by marble effect worktops with splashbacks and inset 1 ½ composite sink and drainer unit with swivel mixer tap, integral electric oven with five ring gas hob and built-in extractor above, plumbing for washing machine and dryer, space for fridge/freezer, plumbing for dishwasher, tiled flooring, radiator, useful understairs storage cupboard, ceiling lights, window to conservatory and UPVC external door to side elevation.

On The First Floor

Turned wood spindled staircase rises from the hallway to the first floor landing with UPVC double glazed window to front, radiator, access to roof void and doors off to all rooms.

Bedroom One

11'8" x 9'0" to wardrobes

UPVC double glazed window to rear, fitted range of mirrored wardrobes and cupboards with matching chest of drawers, radiator.

Bedroom Two

8'10" to wardrobes x 8'9"

UPVC double glazed window to rear, fitted sliding mirrored wardrobes, wall mounted "Logic" gas combination boiler, radiator.

Bedroom Three

11'6" x 8'7"

UPVC double glazed window to front, radiator.

Bathroom

Comprising a White suite of corner bath with "Triton" electric shower over and shower screen, wash hand basin, close coupled w.c, tiled flooring, inset ceiling spotlights, extractor, radiator with towel rail, mirrored wall cabinet, fully tiled walls and frosted UPVC double glazed window to front.

Outside

Accessed over the private driveway which provides substantial off road parking running to side elevation and to the detached garage with up and over door, having power and lighting laid on. The front garden is laid to lawn with decorative border and flowerbeds containing mature plants and shrubbery. The sunny aspect rear garden is laid to lawn with decked patio having inset spot lights & mains wired pillar lights, ideal for outdoor entertaining. A side personal door gives access to the garage.