



Old Hall Close, Wrexham, LL14 4DJ
Price £250,000

Reference: 19163193

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 spacious and well presented 3 bedroom detached bungalow with garage located within the popular residential development of Esless Park on the fringe of the village of Rhostyllen having the benefit of a private and established rear garden. The accommodation has the benefit of gas central heating and Upvc double glazing and briefly comprises a vestibule opening to the hall with useful store cupboard and airing cupboard, good sized lounge with patio doors leading to the conservatory, fitted kitchen/breakfast room, 3 bedrooms, 1 with en-suite shower room, and a bathroom. Externally a private drive provides parking for 2 cars and leads to the garage alongside a front lawned garden. The established rear garden is a particular feature with lawned area and flower beds. NO CHAIN. Energy Rating - E (54)

LOCATION

Esless Park has long been established as a sought after residential development on the fringe of the village of Rhostyllen close to the picturesque Erddig National Trust Parkland and a convenient range of day to day amenities. The village has a Primary School together with a frequent bus service into Wrexham. Good road links allow for daily commuting to Wrexham, Chester and Shropshire.



DIRECTIONS

Proceed from Wrexham City Centre along Pen y Bryn into Ruabon Road. Continue for approx. 1 mile to the village of Rhostyllen and take the right hand turn into Esless Park and Old Farm Road. Continue into the development and turn right into Old Hall Close and the bungalow will be observed on the right.

ACCOMMODATION

Upvc part glazed entrance door opening to:

VESTIBULE

With tiled flooring continuing into the:

HALL

Having radiator, ceiling hatch to roof space, two door coats cupboard and airing cupboard housing the hot water cylinder and slatted shelving.

LOUNGE

20'8 x 11'7

A good sized reception room with coving to ceiling, upvc double glazed windows to front and side, gas fire in surround and upvc sliding patio doors that lead to the:

CONSERVATORY

9'5 x 8'5

Upvc double glazed windows on a brick plinth provide a pleasant aspect overlooking the rear garden, tiled flooring, wall lights and upvc external door.

KITCHEN/BREAKFAST ROOM

13'2 x 10'0

Appointed with an oak fronted range of base and wall cupboards complimented by work surface areas with part tiled walls, Worcester gas combination boiler, sink unit, upvc part glazed external door, plumbing for washing machine and radiator.

BEDROOM ONE

10'7 x 9'5

Upvc double glazed window overlooking the rear garden, radiator, five door fitted wardrobe and an internal door to the:

EN-SUITE

Appointed with a wash basin, low flush w.c, shower tray with electric shower, part tiled walls, radiator and upvc double glazed window.

BEDROOM TWO

10'0 x 9'8

Two upvc double glazed windows and radiator.

BEDROOM THREE

9'2 x 6'9

Upvc double glazed window, radiator, three door fitted wardrobes, bed frame with drawer below and dressing table.

FAMILY BATHROOM

8'11 x 7'0

Appointed with a pedestal wash basin, low flush w.c, twin grip panelled bath, part tiled walls, upvc double glazed window and radiator.

OUTSIDE

The property is approached via a brick paved driveway providing parking for two cars and leading to the:

GARAGE

16'7 x 7'8

Having up and over door, lighting, power sockets and side door.

GARDENS

To the front of the property there is a lawned garden with well stocked flowerbeds. A gated side path leads to the rear garden which enjoys a good degree of privacy and includes a lawned area, well stocked flowerbeds, pathways and mature trees, all of which is enclosed.

COUNCIL TAX BAND - E