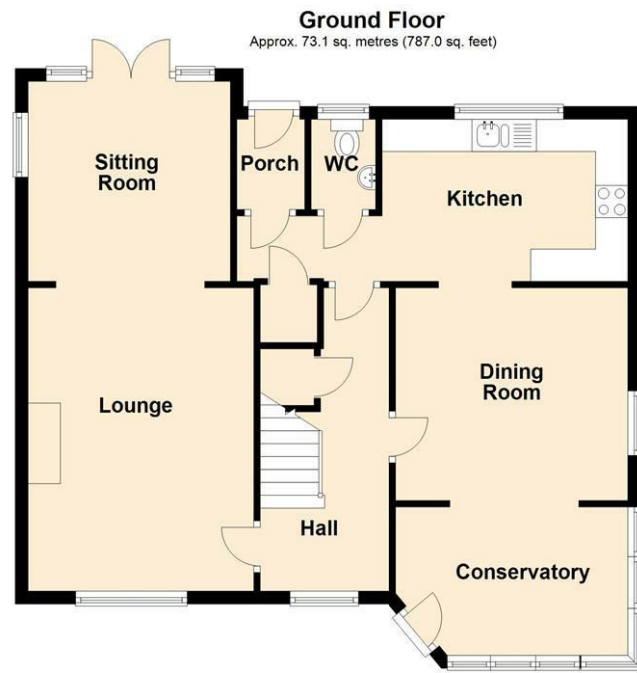


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A (92 plus)		A (92 plus)	
B (81-91)		B (81-91)	
C (69-80)		C (69-80)	
D (55-68)		D (55-68)	
E (39-54)	37	E (39-54)	
F (21-38)		F (21-38)	
G (1-20)	54	G (1-20)	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Talwrn Road, Rhostyllen, LL14 4ER

Price £400,000

Reference: 19232403

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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Wingetts



Description

A tree lined private drive leads to this beautifully presented 4 bedroom detached family home set within large gardens in a semi rural location yet only approximately 4 miles from Wrexham city centre and good road networks. Overlooking a large front garden with views towards the Welsh hills and woodland to the rear, the accommodation briefly comprises an entrance vestibule, cloaks/w.c., inner hall with stairs to 1st floor landing, spacious lounge with views over the front garden and an open aspect to the sitting room with French doors leading out to the patio. A family sized dining room continues into the conservatory and also adjoins a well-appointed fitted kitchen with integrated appliances. The 1st floor landing with feature port hole window gives access to the 4 bedrooms, all having pleasant rural views. The principal bedroom and 2nd bedroom have the benefit of fitted wardrobes and drawer units. Family bathroom with bath and shower over. Externally, the private drive leads alongside the large front garden to the extensive brick paved parking and turning area. The rear garden provides a lovely setting and includes 2 timber decked patio areas for outdoor entertaining, pergolas, water feature and good sized shed with power and lighting. Energy Rating - F (37)

LOCATION

The hamlet of Legacy is located approximately 4 miles from Wrexham, surrounded by open countryside that provides picturesque settings to include the nearby village of Bersham with its riverside woodland walks. The surrounding villages offer a convenient range of day to day shopping facilities and amenities to include both primary and secondary schools, doctors, dentists and restaurants/pubs. The good road links allow for daily commuting into Wrexham, Chester and Shropshire.



DIRECTIONS

From Wrexham City Centre proceed along Bradley Road and into Victoria Road. Turn right onto Bersham Road and continue for approx. 1.6 miles to the T Junction. Turn right onto the B5097 for a further 1 mile. At the Legacy water tower, turn left onto Talwrn Road and after the turning for Pentre Bychan the property will be observed on the left after approx. 100 yards.

ON THE GROUND FLOOR

Part glazed composite entrance door opens to:

VESTIBULE

With grey tiled flooring, useful storage cupboard with electric socket, recessed shelving and internal door to:

CLOAKS/W.C

Appointed with a low flush w.c, wash basin with mixer tap and upvc double glazed window.

INNER HALLWAY

With staircase rising to first floor landing with useful storage cupboard below, tiled flooring, radiator, upvc double glazed window to front and two panel white woodgrain effect doors off.

LOUNGE

15'3 x 11'8

A good sized light and airy reception room having wood effect flooring, upvc double glazed window overlooking the front garden with hillside views beyond, electric fire in surround (previously an open fire), picture rail, radiator and an open aspect to the:

SITTING ROOM

10'4 x 10'1

Upvc double glazed French doors opening onto the rear patio, upvc double glazed window to side, radiator, continuation of the wood effect flooring, fitted shelving, storage cupboards and drawer units.

DINING ROOM

11'8 x 10'8

Having wood effect flooring, radiator, upvc double glazed window to side and an open aspect to the:

CONSERVATORY

11'3 x 6'5

Enjoying a pleasant aspect overlooking the front garden through upvc double glazed windows, wood effect flooring, radiator and upvc double glazed external door.

KITCHEN

13'5 x 7'6

Situated adjoining the dining room being well fitted with a range of grey shaker style base and wall cupboards complimented by work surface areas with matching upstands incorporating a Frankie 1 ½ bowl sink unit with mixer tap and upvc double glazed window with views over the rear garden, five burner gas hob

with stainless steel extractor above and double oven/grill below, integrated dishwasher, integrated fridge freezer, integrated washing machine, wall mounted glass display cabinet and under unit lighting.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, feature porthole style internal window and two panel white woodgrain effect doors off to all rooms.

BEDROOM ONE

15'10 x 11'7

Upvc double glazed windows with far reaching views towards the Welsh Hills, full length fitted wardrobes incorporating drawer units, shelving and storage cupboards, picture rail, upvc double glazed window to rear and radiator.

BEDROOM TWO

11'8 x 10'7

Upvc double glazed window to front, radiator, upvc double glazed window to side, four door fitted wardrobes and wood effect laminate flooring.

BEDROOM THREE

10'7 x 7'8

Upvc double glazed window to rear, two wall light points, wood effect laminate flooring and radiator.

HOME OFFICE/BEDROOM FOUR

7'0 x 6'3

Upvc double glazed window to front, wood effect laminate flooring and radiator.

BATHROOM

Appointed with a white suite of wash basin with mixer tap and vanity cupboard below, low flush w.c, twin grip panelled bath with electric shower over, fully tiled walls, upvc double glazed window, chrome heated towel rail and storage cupboard with slatted shelving and Vaillant gas combination boiler (LPG).

OUTSIDE

The private tree lined driveway leads alongside a lovely large lawned garden with privacy hedging, flowerbeds and additional side lawned garden which includes a garden shed with lighting and power. The drive continues through a timber gate onto a brick paved driveway providing ample parking and guest parking. Two large timber decked patio areas provide lovely entertaining space from which to admire the setting, pergola, water feature, decorative slate pathway, external lighting to include ornamental lamppost and raised flowerbeds.

COUNCIL TAX BAND - E