

Hill Street, Rhosllanerchrugog, LL14 1LW

Price £230,000

Reference: 19387422

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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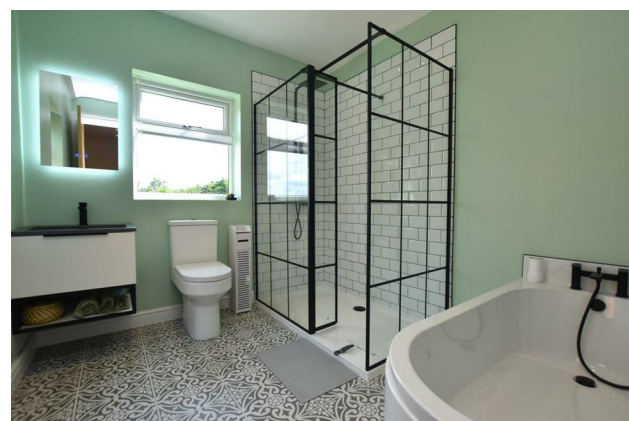


Description

A beautifully presented Victorian 3 bedroom semi detached house with south facing rear garden and private parking having undergone a full scheme of refurbishment within the past 2 years to include a new roof, rewiring, new kitchen, new bathroom, new flooring including Karndean LVT etc. Blending stylish modern day comforts with original period features to create a lovely family home. Located on the fringe of the village of Rhosllanerchrugog with its good range of amenities, schools, road links and bus service, the accommodation briefly comprises an impressive entrance hall with solid staircase, high ceilings that continue through the property and Oak veneer doors, lounge with media wall incorporating a wide electric fireplace and an open aspect to the dining room with French doors leading to the rear garden. Stylish and well appointed fitted kitchen with integrated appliances including a dishwasher and washing machine. The 1st floor landing with gallery over the stairwell and Oak veneer doors gives access to the 3 bedrooms, 2 of which are good sized doubles and a fabulous bathroom with double width shower and bath complimented by black fittings and floor and wall tiles. To the outside, a front gated path leads to the entrance door and continues into the rear garden which includes a private and sunny aspect, brick built store sheds, patio area, lawned garden and gravelled drive providing parking for 2/3 cars. Energy Rating - D (58)

LOCATION

This semi detached property is situated in a convenient location within walking distance of all the shopping facilities and social amenities that this large Welsh village of Rhosllanerchrugog has to offer. Excellent road links allow for daily commuting to the commercial and industrial centres of Wrexham, Chester and Shropshire and a train station is located only a short driving distance away in the nearby village of Ruabon. Renowned for its musical heritage with its famous Choirs the village includes the popular 490 seater Stiwt Theatre and both Primary and Secondary schools.



DIRECTIONS

Proceed along the A483 by-pass and take the exit signposted Rhosllanerchrugog. Continue through Pentre Bychan to the traffic lights at Johnstown and turn right. Proceed up Hill Street and the property will be observed on the left as indicated by our for sale board.

ON THE GROUND FLOOR

Arch fronted upvc part glazed entrance door with up and down wall lights either side opening to:

IMPRESSIVE HALLWAY

Having grey wood effect Karndean flooring, staircase to first floor landing with useful storage cupboard below, dado rail, modern electric consumer unit, radiator, detailed ceiling rose, arch and cornice, central heating thermostat control and oak veneer doors off.

LOUNGE

12'9 x 11'9

Wood effect Karndean flooring, illuminated recessed Oak shelving with bespoke storage cupboards below either side of a media wall with wide inset electric fire and space for wall mounted television above, cornice ceiling, two upvc double glazed windows to front, radiator and archway through to:

DINING ROOM

14'1 x 11'3

Having a continuation of the wood effect Karndean flooring, cornice and central ceiling rose, radiator, upvc double glazed French doors opening to the rear garden and oak veneer part glazed door leading to:

KITCHEN

16'8 x 8'1

Stylishly appointed with a modern range of base and wall cupboards complimented by work surface areas with matching upstands, single drainer sink unit with brushed chrome mixer tap and upvc double glazed window above overlooking the rear garden, four ring electric hob with angled extractor hood above and cutlery and pan drawers below, double oven and grill, integrated waste/recycling bins, integrated washing machine, integrated dishwasher, under unit lighting, upvc double glazed window to side, inset ceiling spotlights, radiator, grey wood effect Karndean flooring, upvc part glazed external door and storage cupboard housing the Ideal gas combination boiler.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, dado rail, inset ceiling spotlights, upvc double glazed window, oak veneer doors, radiator and ceiling hatch to roof space.

BEDROOM ONE

14'1 x 12'1

Upvc double glazed window to rear and radiator.

BEDROOM TWO

12'9 x 11'9

A good sized second bedroom with two upvc double glazed windows to front and radiator.

BEDROOM THREE

8'4 max x 5'5

Upvc double glazed window to front and radiator.

BATHROOM

9'2 x 8'2

Beautifully appointed to an excellent standard with wall hung wash basin with black mixer tap and vanity unit below, close coupled w.c with dual flush, walk-in double width shower with mains thermostatic shower, Drench style shower head and black trim splash screen, bath with mixer tap and shower take-off, black heated towel rail, Victorian style floor tiles, part tiled walls, two upvc double glazed windows, inset ceiling spotlights and illuminated sensor mirror.

OUTSIDE

The property is approached from Hill Street through a gated path leading to the entrance door alongside a lawned garden with decorative railings. A side paved area which is ideal for storage continues to the south facing rear garden which enjoys a good degree of privacy and includes a lawned area, flowerbeds, two brick built store sheds, patio and gravelled parking for 2/3 cars accessed via a lane to the side.

COUNCIL TAX BAND - C