



56 New Road, Rhosddu, LL11 2ES

Price £200,000

A beautifully presented and extended 3 bedroom semi detached town house with good sized garage to the rear having original period features blended with modern day comforts conveniently located within walking distance of the city centre and a wide range of amenities together with good road links. The accommodation briefly comprises an entrance vestibule opening to a welcoming hall with original patterned tiled floor, lounge with walk in bay window, family sized dining room, impressive open plan kitchen breakfast room with sliding patio doors leading into the rear garden. The 1st floor landing connects the 3 well proportioned bedrooms and a recently appointed shower room. Externally a gated path leads to the front entrance door alongside decorative gravel. The rear garden features a patio area with lawned garden beyond and a detached garage with electric door.

Energy Rating - D (60)

LOCATION

Conveniently located within walking distance of the city centre and all its amenities including cafes, restaurants, high street shops, supermarkets and bus and train stations. Schools are local together with good road links to Wrexham, Chester and Mold allowing for daily commuting to the commercial and industrial centres of the region.

DIRECTIONS

From Wrexham City Centre proceed along Rhosddu Road for approx ¼ of a mile passing the convenience store and turning for the fitness centre. Shortly after the property will be observed on the right.

ON THE GROUND FLOOR

Part glazed upvc double glazed entrance door opening to:

VESTIBULE

With wooden flooring and part glazed door opening to:

HALLWAY

Featuring original pattern tiled flooring, radiator, staircase to first floor landing, cornice to ceiling, picture rail and six panel doors off.

LOUNGE 11'6 x 11'6 (3.51m x 3.51m)

Upvc double glazed walk-in bay window allowing an excellent degree of natural light, radiator, exposed brick chimney breast with timber mantel, cornice ceiling, central ceiling rose, wall lights and an open aspect to:

DINING ROOM 12'8 x 12'3 (3.86m x 3.73m)

Upvc double glazed window to rear, radiator, coving to ceiling, fireplace with tiled hearth and exposed brickwork and wall light.

KITCHEN/BREAKFAST ROOM 23'6 x 8'0 (7.16m x 2.44m)

An impressive sociable entertaining space with the kitchen area fitted with a modern gloss range of base and wall cupboards complimented by work surface areas incorporating a stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, double oven/grill, four ring stainless steel gas hob with stainless steel splashback and extractor hood above, pan and cutlery drawers, plumbing for washing machine, space for fridge freezer, radiator, grey wood effect flooring, useful understairs storage cupboard, upvc part glazed external door and upvc double glazed sliding patio doors leading to the garden.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, ceiling hatch to roof space and six panel doors off.

BEDROOM ONE 15'5 x 11'7 (4.70m x 3.53m)

A good sized principal bedroom having two upvc double glazed windows to front, radiator and built-in storage cupboard.

BEDROOM TWO 12'9 x 9'8 (3.89m x 2.95m)

Upvc double glazed window to rear and radiator.

BEDROOM THREE 10'1 x 7'9 (3.07m x 2.36m)

A good sized third bedroom with upvc double glazed window to rear and radiator.

SHOWER ROOM

Newly appointed with a modern white suite of close coupled w.c with dual flush, wash basin with mixer tap and white fronted vanity unit below, corner shower enclosure with mains thermostatic shower and Drench style shower head, contemporary radiator/towel rail, illuminated mirror, fully tiled walls, tiled flooring, inset ceiling spotlights, extractor fan and upvc double glazed window.

OUTSIDE

The property is approached along a gated pathway leading to the entrance door alongside a decorative gravelled front garden with flowerbeds and low level brick privacy wall to front. The rear garden includes a gated side path, patio area with lawn beyond, flowerbeds, garden shed and:

GARAGE 21'6 x 14'0 (6.55m x 4.27m)

Accessed from a rear lane and having electric up and over door, lighting and power together with a rear personal door.

PLEASE NOTE

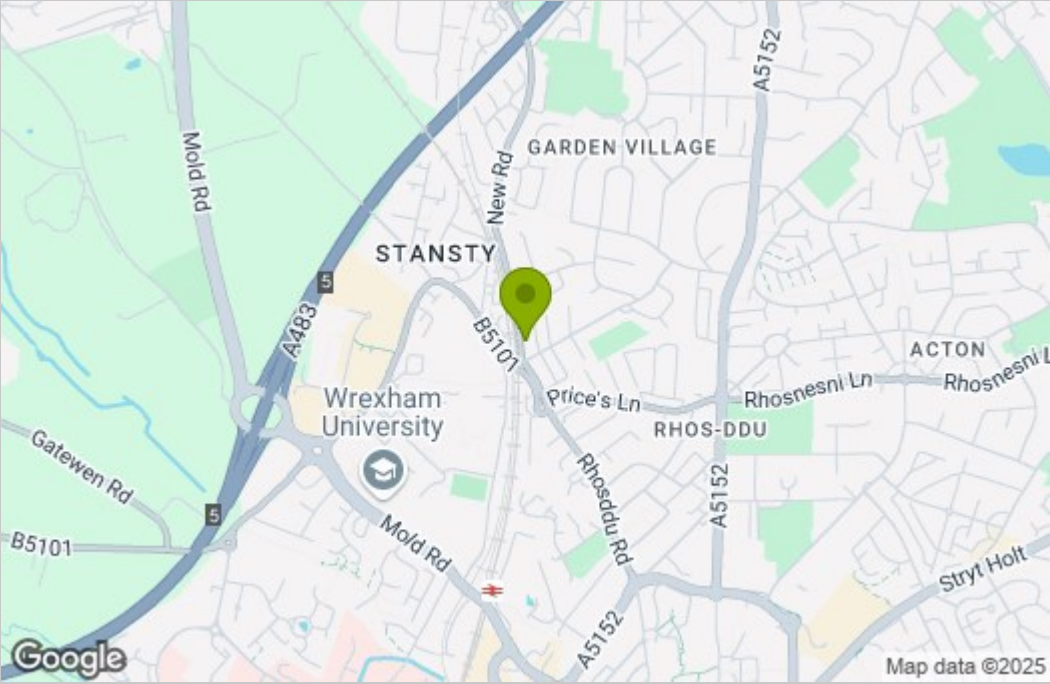
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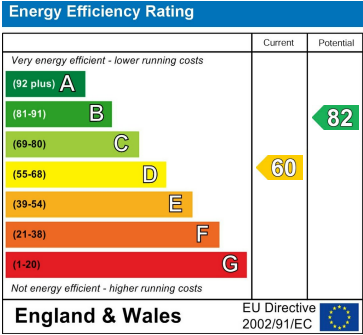
Floor Plan



Area Map



Energy Efficiency Graph



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