

Wingetts

More than just estate agents



30 Old Farm Road, Rhostyllen, LL14 4DX

Asking Price £260,000

A beautifully presented, extended and spacious 3 double bedroom detached house with the benefit of an additional multi functional reception room/playroom, a garden room with pleasant aspect and ample private parking located within this popular and established residential development known as Esless Park. The accommodation briefly comprises a composite entrance door, hall with staircase to 1st floor, cloaks/w.c. sitting room/playroom, lounge with the warmth of a gas fire, open aspect to dining area, garden room with Velux roof light window and a well appointed stylish fitted kitchen with integrated appliances/ The 1st floor landing connects the 3 double bedrooms all with fitted/built in wardrobes, and a modern shower room with large walk in shower. Externally, a triple width drive provides parking and guest parking, gated side path with storage area and a rear garden designed for entertaining with 2 patio areas and low maintenance. Energy Rating - D (58)

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. This particular property has a pleasant front aspect towards the established area of open space.

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. Continue into the development, onto Old Farm Road and the property will be observed on the right.

ON THE GROUND FLOOR

Part glazed composite entrance door opening to:

HALLWAY

With grey wood effect flooring, stairs off to first floor landing, six panel doors to all rooms, coving to ceiling and radiator.

CLOAKROOM/W.C

Appointed with a low flush w.c with dual flush, corner wash basin with gloss fronted vanity cupboard below, upvc double glazed window, part tiled walls, radiator, grey wood effect flooring and coving to ceiling.

SITTING ROOM/PLAYROOM 16'3 x 8'1 (4.95m x 2.46m)

A versatile reception room also used as a fourth bedroom with upvc double glazed window to front, wood effect laminate flooring, coving to ceiling, upvc double glazed window to side, wall mounted electric fire, radiator and wall light point.

LOUNGE/DINER 26'1 x 11'1 (7.95m x 3.38m)

A spacious entertaining room benefitting from a recently installed gas coal effect fire in surround, upvc double glazed window to front, wood effect flooring, picture rail, two radiators, wall light points, upvc double glazed window to side and sliding upvc double glazed patio doors opening to:

GARDEN ROOM 11'2 x 11'0 (3.40m x 3.35m)

Having the benefit of an insulated roof with Velux window, upvc double glazed windows on a brick plinth, French doors opening to the patio area and inset ceiling spotlights.

KITCHEN 12'6 x 10'9 (3.81m x 3.28m)

Appointed with a modern gloss fronted range of base and wall cupboards complimented by wood effect work surface areas incorporating a single drainer sink unit with flexi hose mixer tap and upvc double glazed window above overlooking the rear garden, four ring induction hob with sparkle splashback, Bosch oven/grill below and black extractor hood above, integrated dishwasher, integrated washer/dryer, integrated fridge freezer, larder style cupboard, part glazed composite external door, wood effect flooring, useful understairs storage cupboard, glass

display cabinet, under unit lighting and concealed Worcester gas combination boiler.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With six panel doors off, coving to ceiling and airing cupboard housing the hot water cylinder with slatted shelving.

BEDROOM ONE 11'11 x 11'6 (3.63m x 3.51m)

Having the benefit of fitted sliding door wardrobes and separate double door wardrobe with drawers below, upvc double glazed window, radiator, dado rail and coving to ceiling.

BEDROOM TWO 11'6 x 8'3 (3.51m x 2.51m)

Upvc double glazed window to front, radiator, built-in wardrobe/storage cupboard, dressing table and coving to ceiling.

BEDROOM THREE 11'3 x 7'9 (3.43m x 2.36m)

A third double bedroom with coving to ceiling, radiator, two upvc double glazed windows and built-in wardrobe.

SHOWER ROOM

Appointed with a modern suite of wash basin and w.c set within vanity unit, large walk-in shower with mains thermostatic shower, Drench style shower head, easy clean wall panels and splash screen, chrome heated towel rail, upvc double glazed window, extractor fan, inset ceiling spotlights and wood effect flooring.

OUTSIDE

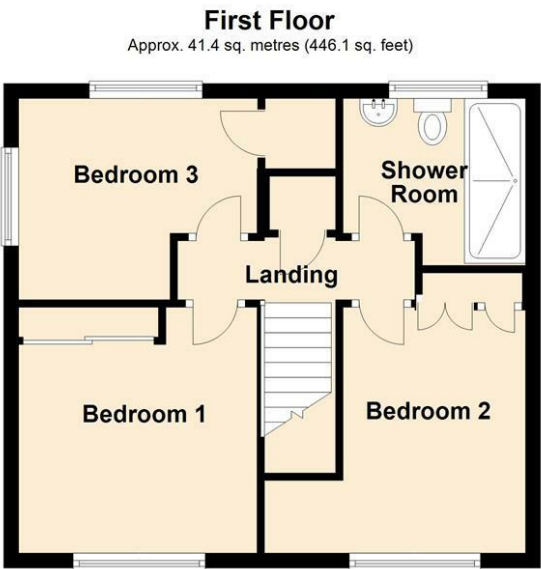
The property is approached along a private triple width tarmac driveway providing ample parking and guest parking. A side gate leads to a useful brick paved storage area which continues to the rear garden which enjoys a good degree of privacy to include paved and timber patio areas which are ideal for outdoor entertaining and barbeques, decorative gravel, external lighting and power socket.

PLEASE NOTE

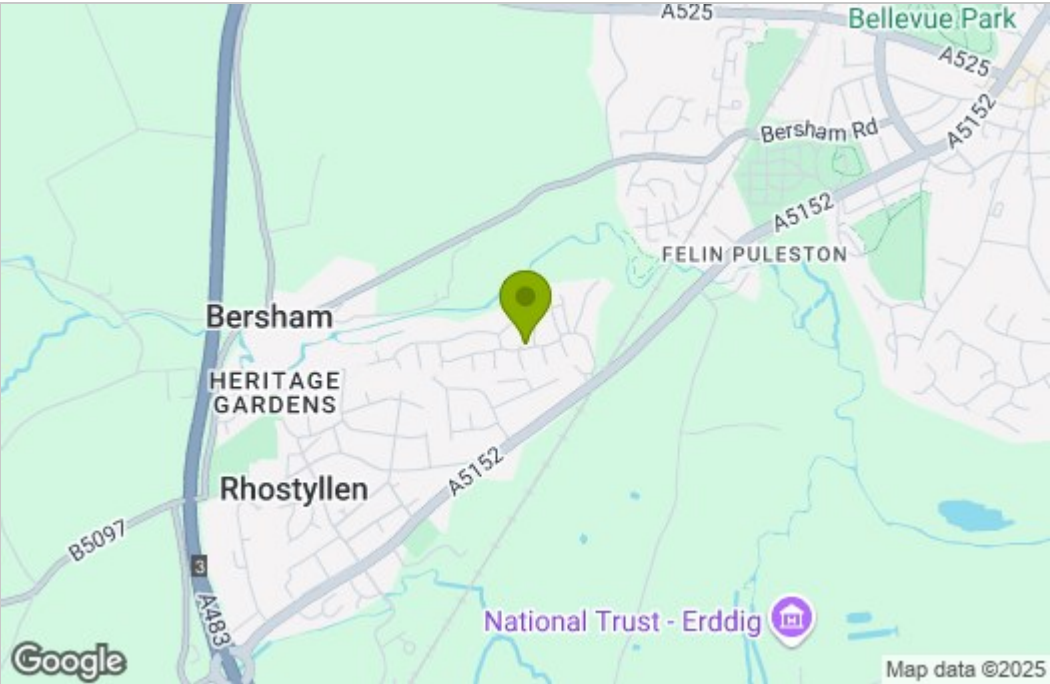
We have a referral scheme in place with Chesterton Grant Conveyancing . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



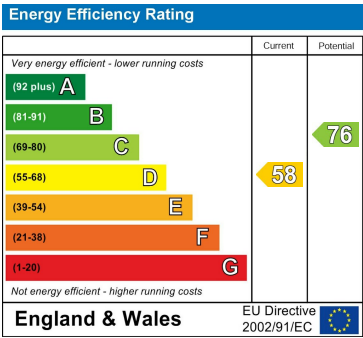
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.