



Stryt Las Farm Stryt Las, Rhosllanerchrugog, LL14 2DA

Price £325,000

A superb opportunity to purchase this spacious and fully refurbished 4 bedroom detached family home with large yet low maintenance gardens, plenty of parking together with potential to build an additional dwelling alongside, subject to necessary planning consents. Situated on the fringe of the villages of Rhosllanerchrugog and Johnstown with all the convenience of their amenities, schools, public transport and excellent road links, the accommodation briefly comprises a Pvc entrance door opening to the vestibule, impressive open plan lounge and dining area with attractive oak flooring, French doors leading to the garden and useful store cupboard. Spacious and well appointed fitted kitchen breakfast room with central island and extensive granite work surface areas, utility/boot room and cloakroom/w.c. The 1st floor landing connects 3 bedrooms, 2 of which are doubles, and a beautifully appointed family bathroom with double width shower and bath. The 2nd floor landing gives access to the principal bedroom having the benefit of full width fitted wardrobes and panoramic views towards the Welsh hills. Gas fired central heating and Upvc double glazing. To the outside, a wide vehicular entrance leads to the extensive gravelled parking and guest parking area with raised flower beds. The gardens are a particular feature offering excellent outdoor entertaining space for both children and adults yet designed for low maintenance with 2 artificial lawned areas, timber decked patio for outdoor dining and relaxing, flower beds, decorative slate borders, double door store shed and 2 open fronted store areas. Indicative layout plan available showing additional dwelling proposal if of interest.

Energy Rating - D (62)

LOCATION

Stryt Las Farm 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

From Wrexham take the A483 Wrexham to Chester by-pass towards Oswestry exiting at the Rhosyllen roundabout signposted Rhosllanerchrugog. Take the third exit off the roundabout entering the Village of Johnstown, continue on the main road and the high street for approx. 1 ½ miles, thereafter turn right immediately before the supermarket, continue up the hill and Stryt Las Farm will be observed on the right just before the mini roundabout.

ON THE GROUND FLOOR

PVC entrance door opening to:

VESTIBULE

With upvc double glazed window, tiled flooring and six panel white woodgrain effect door opening to:

LOUNGE/DINING ROOM 24'3 x 16'9 max (7.39m x 5.11m max)

An impressive reception room enjoying a triple aspect with upvc double glazed windows to front and side and upvc French doors opening to the garden, attractive oak flooring, three radiators, useful understairs storage cupboard and an open aspect to:

KITCHEN/BREAKFAST ROOM 13'1 x 16'9 (3.99m x 5.11m)

Well appointed with an extensive range of oak effect fronted base and wall cupboards complimented by granite work surface areas incorporating an inset 1 1/2 bowl stainless steel sink unit with chrome mixer tap and ingrained drainer with upvc double glazed window above and oak window sill, four ring Bosch induction hob with Bosch double oven/grill below and Bosch stainless steel extractor hood above, integrated Bosch dishwasher, housing for American style fridge freezer, central island providing additional work surface areas, storage cupboards and drawer units below, breakfast bar with recessed shelving above, part tiled walls, Karndean grey slate effect flooring, inset ceiling spotlights, upvc double glazed external door with matching side windows and six panel door opening to:

UTILITY/BOOT ROOM 14'7 x 6'3 (4.45m x 1.91m)

A particularly useful room with matching oak effect base and wall cupboards with granite work surface areas, concealed Worcester gas combination boiler, plumbing for washing machine, space for tumble dryer, a continuation of the Karndean flooring, coat hanging space, two upvc double glazed windows, upvc part glazed external door and radiator.

CLOAKROOM/W.C

Appointed with a wall mounted wash basin with waterfall style mixer tap, low flush w.c, fully tiled walls, upvc double glazed window, Karndean flooring and inset ceiling spotlights.

ON THE FIRST FLOOR

Approached via the staircase from the inner hall to:

LANDING

With two upvc double glazed windows, radiator and storage cupboard with shelving.

BEDROOM TWO 13'2 x 10'6 (4.01m x 3.20m)

Wood effect flooring, two upvc double glazed windows and radiator.

BEDROOM THREE 11'6 x 10'6 (3.51m x 3.20m)

Upvc double glazed window to front and radiator.

BEDROOM FOUR 10'2 x 6'7 (3.10m x 2.01m)

Upvc double glazed window to side and radiator.

BATHROOM 9'10 x 8'6 (3.00m x 2.59m)

A spacious family bathroom appointed to an excellent standard with low flush w.c, wash basin with waterfall style mixer tap within gloss vanity unit and illuminated mirror above, bath with waterfall style mixer tap, double width shower enclosure with mains thermostatic shower and Drench style shower head, recessed shelving, chrome heated towel rail, fully tiled walls, inset ceiling spotlights, extractor fan and Karndean flooring.

ON THE SECOND FLOOR

Approached via the staircase from the first floor landing with exposed beam to ceiling, six panel white woodgrain effect doors and useful storage cupboard.

BEDROOM ONE 15'1 x 12'2 (4.60m x 3.71m)

Enjoying a panoramic view towards the Welsh Hills through upvc double glazed windows, radiator, full width sliding door fitted wardrobes and exposed beam.

OUTSIDE

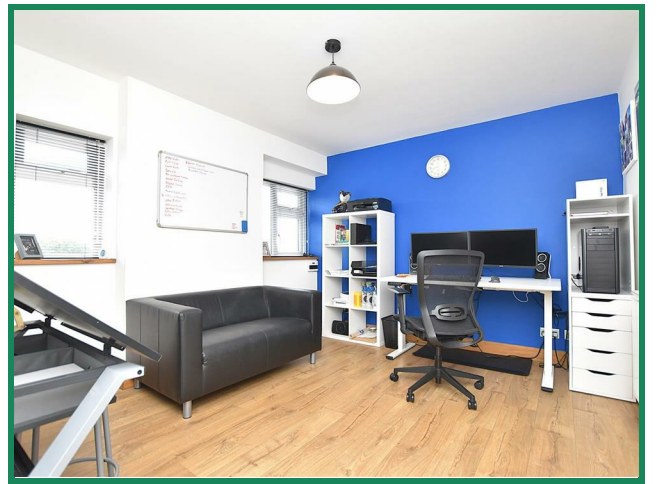
The wide entrance opens to a large private gravelled driveway providing ample parking and turning area alongside a raised flowerbed and timber fencing. A decorative slate path leads to the front entrance door. Gated access from the driveway leads to the large side and rear gardens which offer a fantastic outdoor space that includes two artificial lawned areas, timber decked patio with inset spotlights, raised flowerbeds, double door store shed with covered areas either side, decorative slate to borders, cold water tap, external lights, all of which is enclosed to provide a safe family environment.

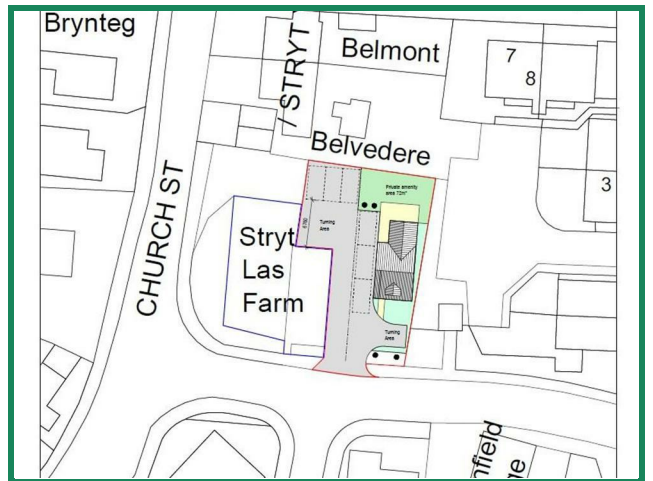
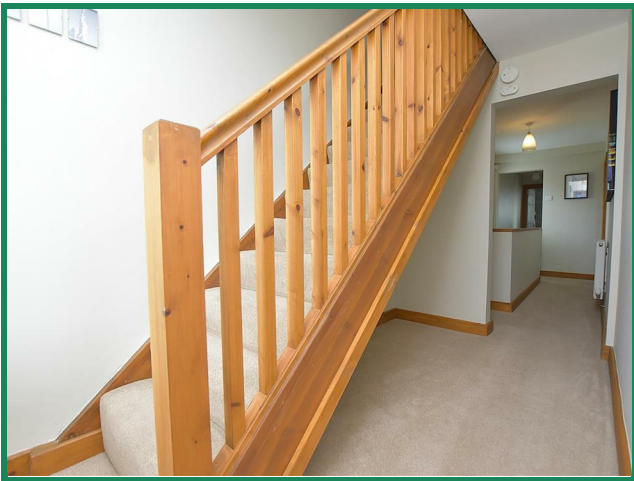
AGENTS NOTE

The sales contract will include an overage/development clause stipulating that the seller will receive an additional payment from the buyer if the buyer obtained planning permission for an additional residential dwelling in the sum of 20% of the plot value. The clause will remain in force for a period of twenty years from the date of sale.

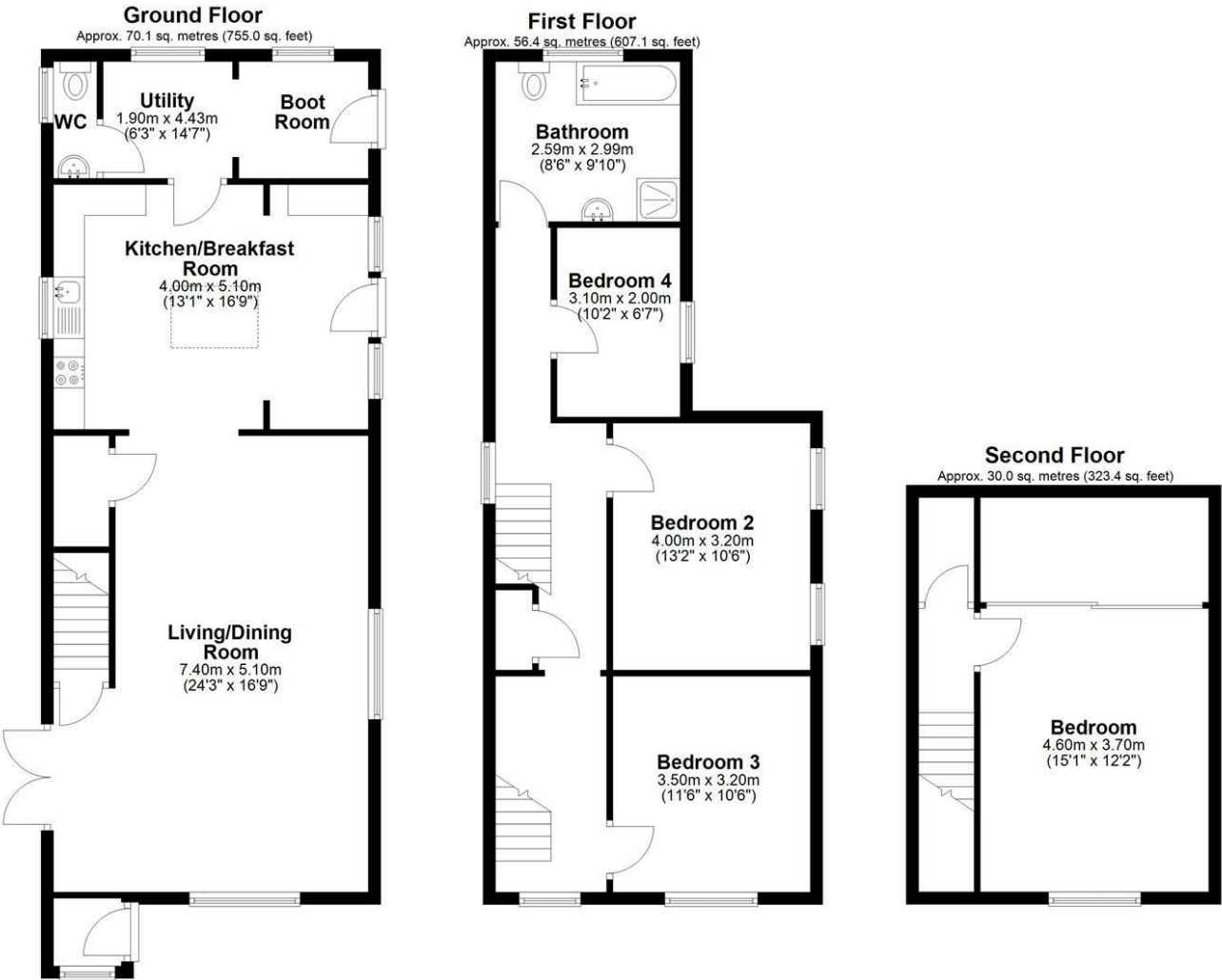
PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . 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.

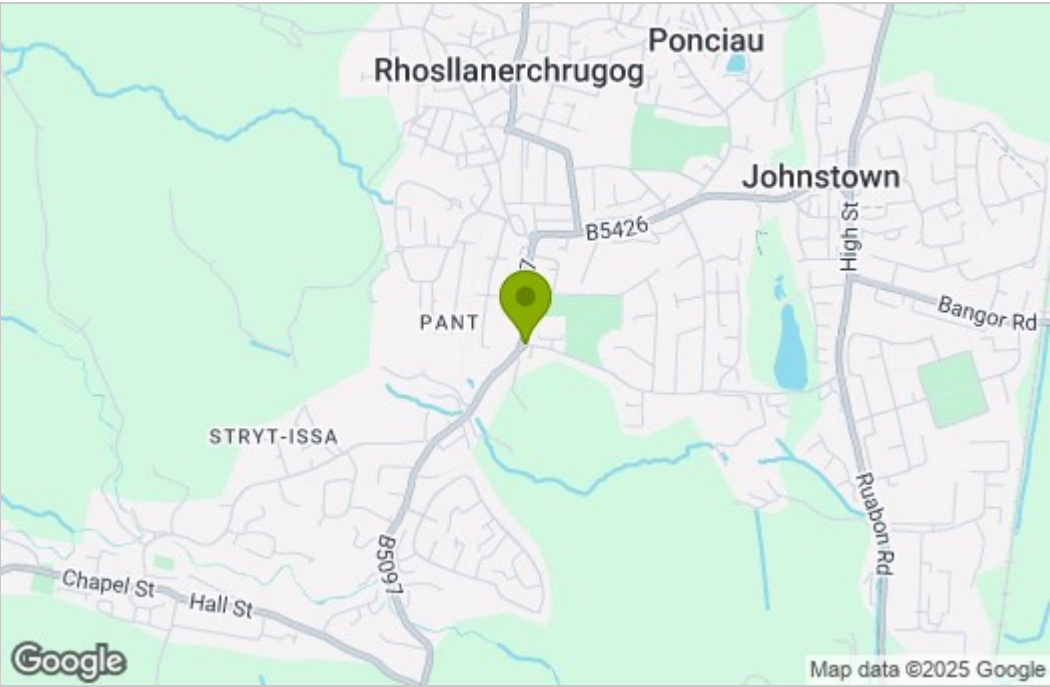




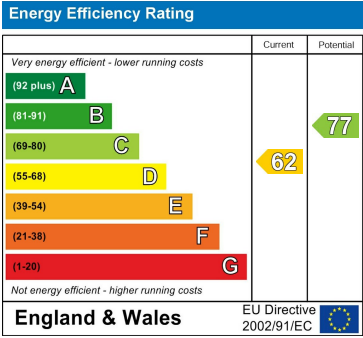
Floor Plan



Area Map



Energy Efficiency Graph



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