

BOWEN

PROPERTY SINCE 1862



Asking Price £355,000

4 Bedrooms 2 Bathrooms

Cheshire View, off Duke Street,
Rhosllanerchrugog, Wrexham LL14 1SU

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General Remarks

"Cheshire View" was built by the current owners to a very high specification and the internal living space measures over 2200 square feet. Arranged over three floors, the first two floors have underfloor heating and in addition to the four large double bedrooms (all of which are larger than most main bedrooms in modern houses) the property also benefits from a home office and a games room on the top floor. Neutrally decorated throughout, the beautifully appointed living accommodation briefly comprises an entrance hallway; downstairs w.c.; triple aspect living room which is over 24 ft long; snug; large kitchen diner; utility room; landing; main bedroom with en-suite and built-in wardrobes; three further bedrooms; family bathroom; second floor landing; home office and a games room. An early viewing is strongly advised. EPC Rating - 79|C.

Location: Rhos is situated some four miles from Wrexham and only two miles from the nearest access-point onto the A483 city by-pass by Starbucks, from where there is dual carriageway access to Chester (16 miles) and the north west motorway network beyond. The village itself provides schooling for all age groups, a wide range of day to day amenities and a Health Centre.



Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed composite door to the front elevation. Two PVCu double glazed side panels to the front elevation. Underfloor heating. Oak flooring. Understairs storage cupboard. Down-lighters.

Downstairs WC: PVCu double glazed window to the front elevation. White two piece suite comprising a low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Underfloor heating. Down-lighters.

Living Room: 24' 3" x 12' 9" (7.39m x 3.89m) PVCu double glazed bay window to the front elevation. PVCu double glazed French doors to the rear elevation. Underfloor heating. Oak flooring. Fire recess. Down-lighters. Coved ceiling.

Snug: 11' 9" x 7' 7" (3.58m x 2.30m) PVCu double glazed windows to the front and side elevations. Underfloor heating. Oak flooring. Coved ceiling.

Kitchen Diner: 24' 1" x 11' 3" (7.35m x 3.42m) Two PVCu double glazed windows to the rear elevation. PVCu double glazed French doors to the side elevation. Modern wall and base units with complementary work surfaces. One-and-a-half-bowl sink and drainer unit with mixer tap. Space for a range-style cooker. Cooker hood. Space for American-style fridge freezer. Wall tiling. Tiled floor. Down-lighters. Underfloor heating.

Utility Room: PVCu double glazed door and side panel to the side elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl sink and drainer unit with mixer tap. Integral washing machine. Space for tumble dryer. Wall tiling. Tiled floor. Underfloor heating.

On The First Floor:

Landing: PVCu double glazed feature window to the front elevation. Views over to Cheshire.

Bedroom 1: 13' 7" x 11' 11" (4.13m x 3.63m) PVCu double glazed windows to the front and side elevations. Underfloor heating. Two double built-in wardrobes.

En-Suite: PVCu double glazed window to the front elevation. White three piece suite comprising a shower cubicle, wash hand basin set into cabinet and low level w.c. Fully tiled walls. Tiled floor. Heated towel rail. Down-lighters.

Bedroom 2: 12' 10" x 12' 0" (3.90m x 3.67m) PVCu double glazed window to the rear elevation. Underfloor heating.

Bedroom 3: 12' 10" x 11' 11" (3.91m x 3.64m) Two PVCu double glazed windows to the front elevation. Underfloor heating.

Bedroom 4: 14' 10" x 8' 2" (4.52m x 2.48m) PVCu double glazed window to the rear elevation. Underfloor heating.

Bathroom: 9' 0" x 8' 1" (2.74m x 2.47m) PVCu double glazed window to the rear elevation. White four piece suite comprising a corner bath, corner shower cubicle, low level w.c. and wash hand basin set into cabinet. Fully tiled walls. Tiled floor. Heated towel rail. Down-lighters. Underfloor heating.

On The Second Floor:

Landing:

Home Office: 16' 10" x 11' 7" (5.14m x 3.52m) Sky-lights to the front and rear elevations. Wood effect flooring. Eaves storage. Down-lighters. Cupboard housing a "Worcester" combination boiler.









Games Room: 12' 11" x 11' 7" (3.94m x 3.52m) Sky-lights to the front and rear elevations. Wood effect flooring. Eaves storage. Down-lighters. Underfloor heating.

Outside: Externally there is a driveway providing ample Off-Road Parking to the side of the property. The rear garden combines a paved Entertaining Space with two useful Outbuildings and a lawned section which wraps around to the side of the house where you find another larger paved Patio leading off the Kitchen.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in a cupboard off the Home Office.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "G".

Directions: For satellite navigation purposes use the post code LL14 1SU. Leave Wrexham city centre on the Mold Road continuing past the Football Ground eventually arriving at the large roundabout above the A483 at which take the first exit onto the dual carriageway. Continue and leave at the second exit by Starbucks and at the roundabout take the third exit signposted Johnstown. Continue into the village of Johnstown and at the traffic lights by The New Inn turn right into Maelor Road. Once on Gutter Hill take a right-hand turning into Duke Street and then take the third turning on the left signposted "Off Duke Street" and the property will be observed at the end of the lane on the right-hand side.

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