

# BOWEN

PROPERTY SINCE 1862



Asking Price £199,950

Hafan Cerdd, Wern Lane, Rhosllanerchrugog,  
Wrexham LL14 2BT

🏠 4 Bedrooms

🚿 2 Bathrooms



## Hafan Cerdd, Wern Lane, Rhosllanerchrugog, Wrexham LL14 2BT



### General Remarks

Tucked away down a quiet lane, this substantial four bedroom detached house boasts two reception rooms together with a good sized kitchen/diner, which is undoubtedly the heart of the house. The house still retains some character features which are another major selling point, and also benefits from double glazing throughout and a combination boiler. Presented to a high standard throughout the property briefly comprises an entrance hallway, living room, sitting room, inner hallway, kitchen/diner, utility room, downstairs shower room, landing, main bedroom, three further bedrooms and a family bathroom with white four piece suite. An early viewing is advised.

**Location:** Rhos is situated some three miles from Wrexham and only two miles from the nearest access-point onto the A483 city by pass by Starbucks and 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 local day-to-day amenities and a Health Centre.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door to the front elevation. Radiator. Exposed wooden floorboards. Coved ceiling.

**Living Room:** 13' 0" x 12' 8" (3.96m x 3.86m) PVCu double glazed window to the front elevation. Radiator. Exposed wooden floorboards. Coved ceiling.

**Sitting Room:** 12' 11" x 11' 4" (3.94m x 3.45m) PVCu double glazed window to the rear elevation. Radiator. Exposed wooden floorboards. Feature fire surround. Coved ceiling.

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**Inner Hallway:** Understairs storage cupboard. Cupboard housing an "Exclusive" combi boiler. Exposed wooden floorboards.

**Kitchen Diner:** 19' 4" x 10' 3" (5.89m x 3.12m) Two PVCu double glazed windows to the side elevation. Shaker-style wall and base units. Complementary wood-effect work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral electric oven. Integral electric grill. Integral electric hob and cooker hood. Plumbing for dishwasher. Two radiators. Wall tiling. Tiled floor. Exposed wooden floorboards.

**Utility Room:** 6' 4" x 6' 4" (1.93m x 1.93m) PVCu double glazed door to the side elevation. PVCu double glazed window to the rear elevation. Work top. Plumbing for washing machine. Tiled floor.

**Ground Floor Shower Room:** White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin. Heated towel rail. Tiled floor.

**On The First Floor:**

**Landing:** PVCu double glazed window to the side elevation. Radiator. Dado rail. Coved ceiling. Attic hatch.









**Bedroom 1:** 12' 8" x 10' 3" (3.86m x 3.12m) PVCu double glazed windows to the rear and side elevations. Radiator. Laminate flooring. Covered ceiling.

**Bedroom 2:** 13' 0" x 10' 0" (3.96m x 3.05m) PVCu double glazed window to the rear elevation. Radiator. Exposed wooden floorboards. Picture rail.

**Bedroom 3:** 11' 6" x 9' 8" (3.51m x 2.95m) PVCu double glazed window to the front elevation. Radiator. Laminate flooring. Picture rail. Covered ceiling.

**Bedroom 4:** 8' 3" x 6' 3" (2.51m x 1.91m) PVCu double glazed window to the front elevation. Radiator. Laminate flooring. Built-in shelving. Picture rail. Covered ceiling.

**Bathroom:** 10' 1" x 6' 10" (3.07m x 2.08m) Two PVCu double glazed windows to the side elevation. White four piece suite comprising a roll-top bath, shower cubicle, low level w.c. and wash hand basin set into cabinet. Fully tiled walls. Tiled floor. Heated towel rail. Down-lighters.

**Outside:** Externally there is Off-Road Parking to the front of the property whilst the low maintenance rear garden combines a decked Entertaining Space with additional Hardstanding, established shrubs and a Detached Outbuilding at the end of the garden.

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

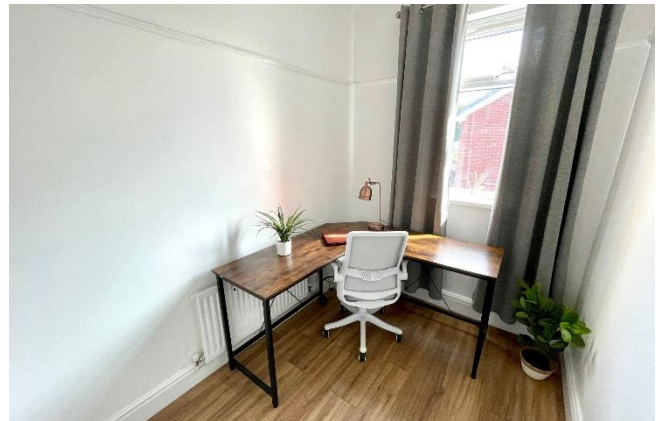
**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 60|D.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** For satellite navigation purposes use the post code LL14 2BT. Leave the A483 city by pass at exit 3 by Starbucks. At the roundabout take the third exit signposted Johnstown. Continue for just over a mile to the first set of traffic lights at which turn right. Continue up Hill Street to a mini-roundabout and take the first turning into Church Street. Once on Church Street, take the first left into Wern Lane and the property will be observed on the left-hand side of the road.







AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.