

BOWEN

PROPERTY SINCE 1862



Offers in the region of £315,000

4 Bedrooms 2 Bathrooms

Sunnyside, Henblas Road, Rhostyllen,
Wrexham LL14 4AD

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General Remarks

NO CHAIN - A mature double fronted detached residence providing spacious thoroughly renovated three reception room / four double bedroom / two bathroom accommodation with all mod cons in a central convenient village location one mile equidistant from the city boundary and the A483 at Croesfoel.

This double bay fronted detached village property has been thoroughly renovated during the last five years. It now provides well-appointed and proportioned accommodation extending to over 1800 square feet (167 square metres) comprising a central hall; two bay windowed front reception rooms; separate dining room; cloakroom and breakfast kitchen fitted with grey shaded units incorporating a range cooker and full range of appliances. Upstairs a galleried landing leads to four double bedrooms, one en-suite, and a large bathroom. The house is gas centrally heated from a "Worcester" combi boiler and PVCu double glazing is installed. Externally the house has been rendered with a self-coloured insulated material. There is a slate covered parking area for several cars to the roadside and front, two enclosed side garden areas, one flagged and the other with artificial grass and patio area. **READY TO WALK INTO.**



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1 King Street Wrexham LL11 1HF

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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.

Location: The property is centrally situated within the village of Rhostyllen which lies approximately one mile equidistant between the city boundary and the nearest access point onto the A483 at junction 3 Croesfoel. The village offers wide-ranging amenities including a Convenience Store and Post Office, Pharmacy, Medical Centre, Primary School, other Shops, Takeaways and Pubs.

Constructed of rendered brick external elevations beneath a slate-clad roof.

Accommodation

On The Ground Floor:

Entrance Hall: 16' 9" x 6' 0" (5.10m x 1.83m) including staircase with storage cupboard beneath. Oak finished flooring. Radiator. Double power point. Cloaks hooks. "HIVE" central heating control unit. Inset ceiling lighting. Smoke alarm.

Lounge: 16' 2" x 11' 0" (4.92m x 3.35m) into rectangular bay window. Radiator. Telephone point. Television aerial point. Three double power points.

Sitting Room/Bedroom 5: 16' 2" x 11' 2" (4.92m x 3.40m) into rectangular bay. Radiator. Television aerial point. Three double power points.

Dining Room: 12' 7" x 10' 9" (3.83m x 3.27m) Oak finished flooring. Radiator. Two double power points. Part glazed PVCu external door.

Cloakroom: 5' 1" x 3' 4" (1.55m x 1.02m) Fitted two piece white suite comprising a close coupled dual flush w.c. and a vanity wash hand basin. Part chamfered brick-effect tiled walls. Ceramic tiled floor. Radiator.

Breakfast Kitchen: 15' 10" x 12' 3" (4.82m x 3.73m) Fitted grey toned laminate fronted units with contrasting light work surfaces including a double drainer one-a-half-bowl stainless steel sink inset into ranges of eight-doored base cabinets and one drawer pack with extended work surfaces, beneath which there is plumbing for a washing machine and dishwasher. "Flavel" range cooker. Seven-doored suspended wall units, one accommodating the "Worcester" combination gas-fired boiler. Tall broom cupboard. Inset ceiling lighting. Radiator. Chamfered brick-effect tiled walls to working area. Oak finished flooring. Three double power points exposed with concealed spurs for appliances.

On The First Floor:

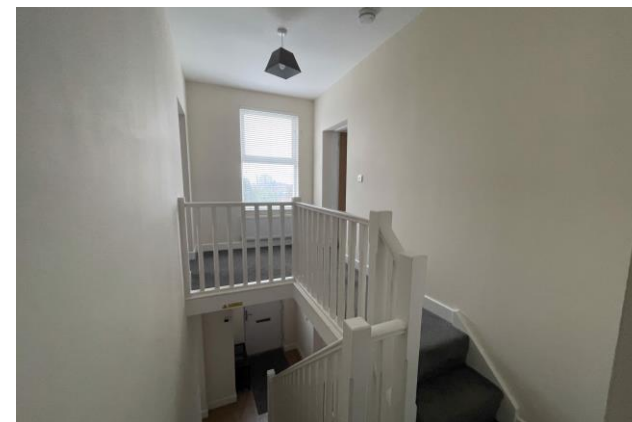
Split-Level Landing: 17' 4" x 6' 3" (5.28m x 1.90m) maximum with galleried stairhead. Part exposed roof purlin.

Bedroom 1: 12' 10" x 10' 8" (3.91m x 3.25m) Exposed roof purlin. Radiator. Three double power points. Inset ceiling lighting.

En-Suite Shower Room: 9' 8" x 4' 8" (2.94m x 1.42m) maximum. Fitted three piece white suite comprising an 1100 mm full-width shower tray with screen entrance door and mains thermostatic shower, vanity wash hand basin and close coupled dual flush w.c. Chrome ladder radiator. Three walls chamfered brick-effect tiled. Extractor fan.

Bedroom 2: 12' 11" x 10' 10" (3.93m x 3.30m) Three double power points. Television aerial point. Radiator.

Bedroom 3: 12' 10" x 11' 6" (3.91m x 3.50m) Three double power points. Television aerial point. Radiator.









Bedroom 4: 11' 8" x 7' 10" (3.55m x 2.39m) maximum. Radiator. Exposed ceiling purlin. Three double power points. Television aerial point.

Bathroom: 8' 9" x 7' 6" (2.66m x 2.28m) Fitted three piece white suite comprising a d-shaped bath with shower screen and mains thermostatic shower above, close coupled dual flush w.c. and vanity wash hand basin. Part ceramic tiled walls. "Velux" double glazed roof-light. Chrome ladder radiator. Extractor fan.

Outside: From the roadside there is a slate covered Parking Area providing space for several vehicles and which also extends across the front of the property. To one side there is an enclosed garden area covered with artificial grass and with a flagged Patio towards the rear of the property. To the other side area there is a further flagged area, ideal as a dog run.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" combination gas-fired boiler situated in the Breakfast Kitchen. The property is wired for a BT telephone system.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Agent's Note: The fittings within the property are also available by negotiation.

EPC: EPC Rating - 65|D.

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

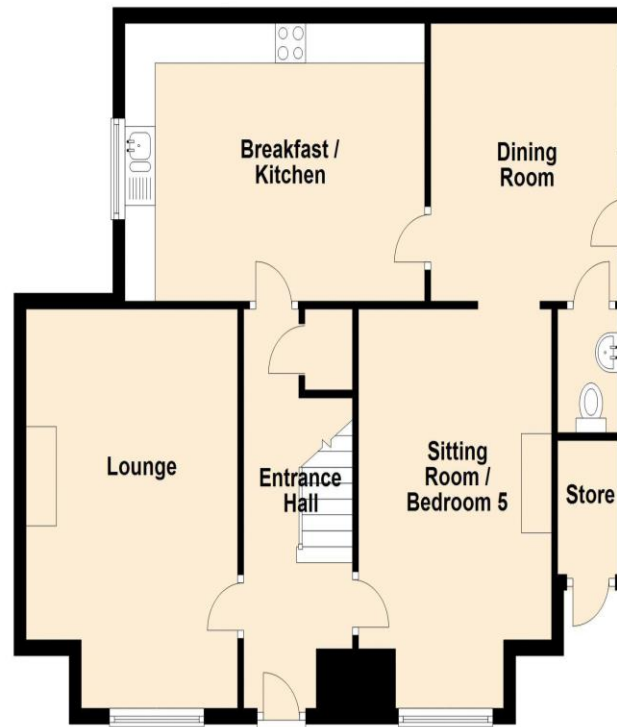
Directions: For satellite navigation use the post code LL14 4AD. Leave Wrexham on the A5152 Ruabon Road continuing for about a mile into Rhostyllen. Continue along the Wrexham Road until reaching the Co-Op Convenience Store on the right-hand side after which turn immediately right onto Henblas Road. Pass through the traffic calming and the property will be seen on the right.

Start your property journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

Ground Floor

Approx. 75.4 sq. metres (811.1 sq. feet)



First Floor

Approx. 66.3 sq. metres (713.2 sq. feet)



Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

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