

BOWEN

PROPERTY SINCE 1862



Offers in the region of £150,000

1 Vicarage Hill, Rhostyllen,
Wrexham LL14 4AR

🛏 2 Bedrooms

🚿 1 Bathroom

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General Remarks

NO CHAIN. A well-presented, effectively modernised, end of terrace property comprising a 16' x 14' living room, dining kitchen with split-level cooker, utility room, cloakroom, landing to two double bedrooms and a bathroom. The house has modern fittings including PVCu double glazing, gas combi central heating, forecourt, enclosed rear garden and OFF-STREET PARKING.

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 brick beneath a slated roof.

Accommodation

On The Ground Floor:

Living Room: 16' 7" x 14' 5" (5.05m x 4.39m) including staircase with storage cupboard beneath. Two radiators. Wood laminate floor. Television and satellite aerial points. Four double power points. Telephone point. Dual aspect with windows to front and side.

Dining Kitchen: 13' 8" x 9' 9" (4.16m x 2.97m) Fitted light oak laminate-fronted units including a single drainer stainless steel sink inset into a range of five-doored base units and two drawer packs with extended work surfaces, beneath which there is a built-under "Lamona" electric oven and spaces for two further appliances. Ceramic tiled splash-back. Ceramic tiled floor. Three double power points exposed with concealed spurs for appliances. Extractor fan. Wall mounted "Worcester" combination gas-fired boiler.

Utility Room: 8' 5" x 6' 4" (2.56m x 1.93m) excluding deep door recess. Matching single drainer stainless steel sink unit inset into a double base unit with extended work surface, beneath which there is plumbing for a washing machine. Suspended wall cabinet. Ceramic tiled splash-back. Ceramic tiled floor. Radiator. Double power point.

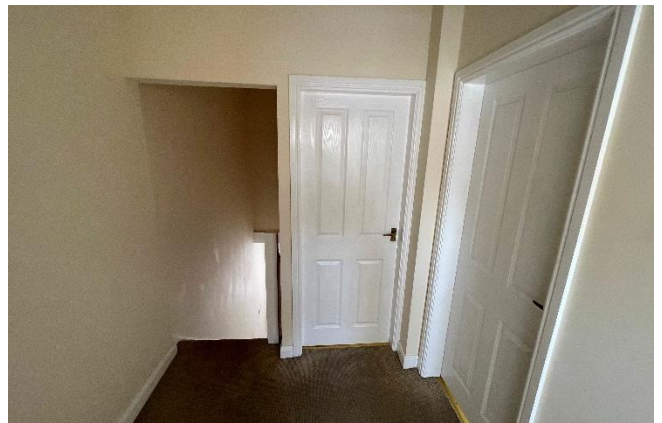
Cloakroom: 4' 9" x 3' 1" (1.45m x 0.94m) Fitted two piece white suite comprising a close coupled dual flush w.c. and a wall mounted wash hand basin with tiled splash-back. Ceramic tiled floor.

On The First Floor:

Landing: 6' 3" x 5' 11" (1.90m x 1.80m) Double power point. Loft access-point. White panelled doors leading to:

Bedroom 1: 16' 7" x 14' 6" (5.05m x 4.42m) maximum and 13'3" (4.03m). Three double power points. Radiator. Satellite television point.

Bedroom 2: 13' 5" x 9' 7" (4.09m x 2.92m) Radiator. Two double power points. Dual aspect with windows to rear and side.





Bathroom: 7' 9" x 6' 3" (2.36m x 1.90m) Fitted three piece white suite comprising a panelled bath with shower mixer tap attachment and screen above, pedestal wash hand basin and close coupled dual flush w.c. Part tiled walls. Ceramic tiled floor. Radiator.

Outside: Front and side Yards. Enclosed rear garden with a tarmacadam Parking Area beyond.

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 Dining Kitchen.

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

Note: The fitted floor and window coverings are to be included at the sale price.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 63|D.

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

Directions: For satellite navigation use the post code LL14 4AR. 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 left after a further two hundred yards at the first cross-roads.



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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.