



24 Hill Street, Wrexham, LL14 4AT

O.I.R.O £265,000

Nestled in the charming area of Hill Street, Rhostyllen, Wrexham, this delightful detached house offers a perfect blend of comfort, privacy and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it a wonderful home for gatherings with friends and family.

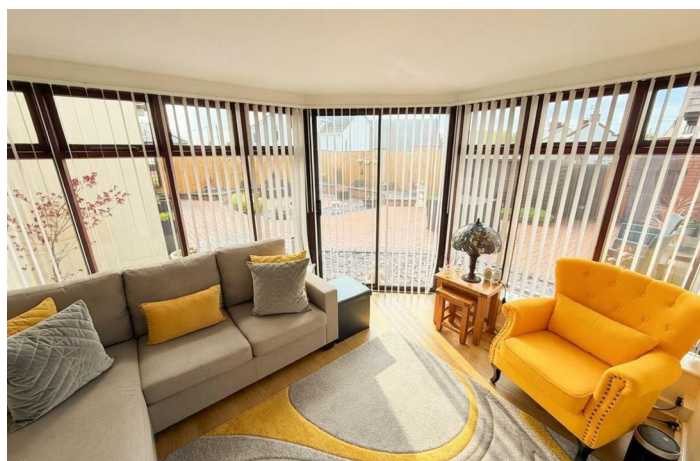
One of the standout features of this home is the generous parking space, accommodating up to four vehicles, which is a rare find in many residential areas.

Set in a peaceful neighbourhood, this house is not only a comfortable living space but also a gateway to the vibrant community of Rhostyllen. With local amenities and beautiful surroundings, you will find everything you need within easy reach including beautiful country walks.

This property presents an excellent opportunity for those looking to settle in a welcoming area while enjoying the benefits of a spacious and well-designed home. Do not miss the chance to make this lovely house your new home. Call Olivegrove on 01978 750234 to arrange a viewing.

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The property is approached via a wooden gate through the private front low maintenance block paved garden, to approach the front entrance door with outside light and canopy.

Entrance Hallway

Tiled floor, Radiator with decorative cover, Storage cupboard and opening through to:

Kitchen / Diner

12'3" x 13'4" (3.75 x 4.07m)

Tiled floor and splashbacks, UPVC double glazed window to front elevation, radiator & light fitting. A range of base wall and drawer units with complimentary worktop over. Integrated fridge, slot in cooker with extractor over, composite sink with mixer tap over & space and plumbing for washing machine.

Living Room

11'0" x 13'9" (3.37 x 4.20m)

Wood effect floor, UPVC double glazed window to side elevation and French doors to Garden Room. Gas fire with Granite hearth and Marble surround. Radiator, Light fitting, TV point, sockets and switches.

Garden Room

11'9" x 9'10" (3.60 x 3.00m)

Wood effect floor, Double glazed windows to front side elevation and patio doors to Garden. 2 x Wall Lights, TV point, Phone point, sockets and switches.

Family Bathroom

12'4" x 7'3" (3.76 x 2.21m)

Tiled floor and part tiled walls. UPVC double glazed window to front elevation. Freestanding clawfoot bath, Shower enclosure with mains powered shower, bi-folding glazed door and fully tiled, pedestal basin, close coupled W.C. Chrome heated towel rail & spotlight fitting.

Stairs / Landing

Carpet to floor, UPVC double glazed window to rear elevation. Radiator, airing cupboard and access to attic. Doors off to:

Bedroom 1

11'3" x 11'5" (3.44 x 3.48m)

Wood effect floor, UPVC double glazed window to front elevation, Built in wardrobes, radiator, light fitting, sockets & switches.

Bedroom 2

12'4" x 10'6" (3.78 x 3.22m)

Carpet to floor, UPVC double glazed window to front elevation, Built in wardrobes, drawers and dressing table, radiator, light fitting, sockets & switches.

Bedroom 3

7'11" x 12'5" (2.42 x 3.80m)

Wood effect floor, 2 x UPVC double glazed windows to front elevation, Built in cupboard housing boiler, radiator, light fitting, sockets & switches.

Externally

Front

Low maintenance private enclosed garden, block paved with raised gravel beds bounded by fences, gates to side and front.

Side

Mainly laid to gravel with patio area

Garage & Driveway

Ample driveway leading to a Detached Garage with up & over door and personal door to side, power and lighting.

- Beautifully Presented 3 Bedroom Detached House
- Spacious Bathroom
- Walking distance to local amenities
- Minutes from park and play areas

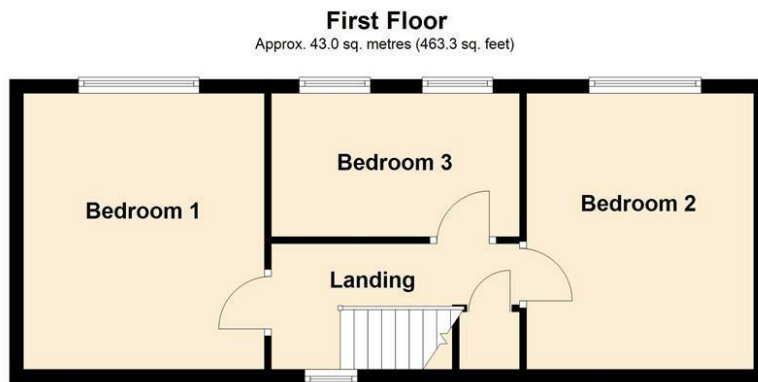
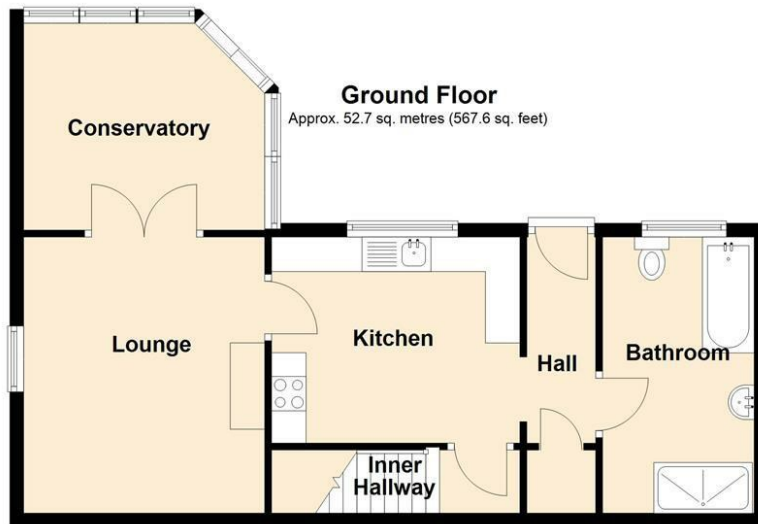
- Garage and Off Road Parking
- Kitchen / Diner
- Easy access to link roads

- Popular Village Location
- Private Enclosed Gardens
- Minutes from country walks including Erddig National Park

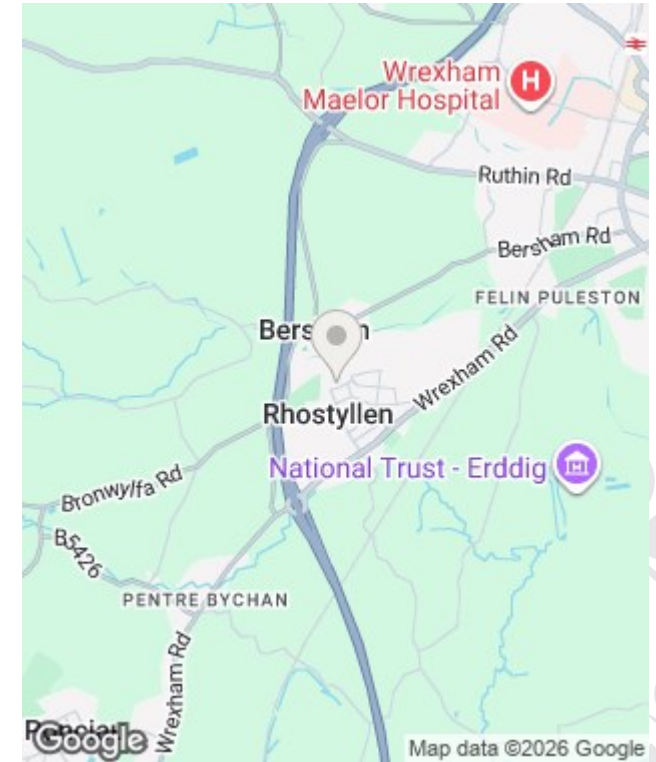




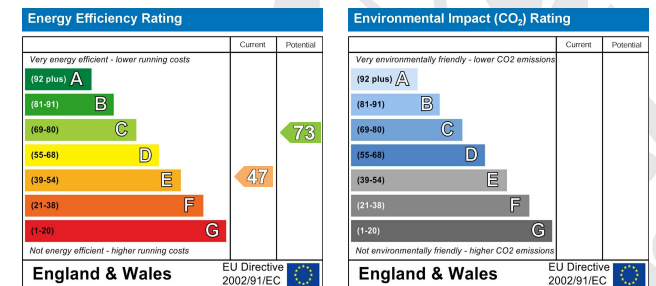
Floor Plans



Location Map



Energy Performance Graph



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.