



Bryn Ucha | New Rhosrobin | Rhosrobin | LL11 4PL

Offers in excess of £139,000



ROSE RESIDENTIAL

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This generously proportioned mid-terrace property features two spacious reception rooms, a fitted kitchen, and a convenient ground floor W/C. Upstairs, the first floor offers two double bedrooms and a modern family bathroom. To the rear, the property benefits from a yard area and the added advantage of off-road parking. Ideally situated in a sought after and convenient location, it is within easy reach of a wide range of local amenities, including shops, schools, and excellent public transport links.

Entrance Hallway

A glazed UPVC front door opens into the hallway, complete with original tiled flooring and a radiator. Stairs rise to the first floor, and there is a door through to the lounge.

Dining Room

11'10" x 13'5" (3.61m x 4.11m)

Open plan to the lounge, the Dining Room benefits from a rear facing UPVC window, there is a useful under stairs storage cupboard, radiator, laminate effect vinyl flooring, door through to the kitchen and a brick fireplace with gas fire, providing a focal point.

Lounge

11'3" x 11'6" (3.43m x 3.51m)

With the continuation of the laminate effect flooring from the dining room, the lounge features a front facing UPVC double glazed window allowing in plenty of natural light and a decorative Adam style fireplace with an inset coal effect gas fire.





Kitchen

10'1" x 7'8" (3.08m x 2.35m)

The kitchen is fitted with a range of matching base and wall units, complemented by laminate work surfaces. A side facing UPVC double glazed window is positioned above a stainless steel one-and-a-half bowl sink with drainer and mixer tap. Integrated appliances include a four-ring gas hob with extractor hood over and a built-in electric oven. There is space and plumbing for a washing machine, tumble dryer or dishwasher, fridge freezer and a wall mounted Ariston boiler is situated on the wall for convenience. A side facing part-glazed wooden door provides access to the rear garden.

Downstairs w/c

Fitted with a low-level WC and a wall mounted corner basin, this convenient cloakroom also features a side facing UPVC double glazed window with privacy glass. Finished with vinyl flooring and electric wall heater.

Stairs & Landing

Stairs lead to the first flooring landing from the hallway. Upon reaching the landing there are three internal doors leading off to both of the bedrooms and bathroom.

Bedroom One

14'11" x 11'5" (4.55m x 3.49m)

A generously sized double bedroom, which is flooded with natural light from two front facing UPVC double glazed windows. The room is fitted with carpet and includes a radiator.

Bedroom Two

9'8" x 13'6" (2.97m x 4.13m)

Another well proportioned bedroom, which is capable of accommodating a double bed, featuring a rear facing UPVC window, fitted carpet, radiator, and a built in storage cupboard.

Bathroom

A spacious bathroom fitted with a modern three piece suite comprising a P-shaped bath with shower over and glass side screen, low level WC, and pedestal wash hand basin. There is a rear facing UPVC double glazed window with privacy glass, while laminate flooring and a radiator complete the space.

External

To the front of the property, steps lead up to front garden area, bordered by a small picket fence. To the rear, there is a hardstanding yard area providing practical outdoor space, along with the benefit of off road parking directly behind the property.

Disclaimer

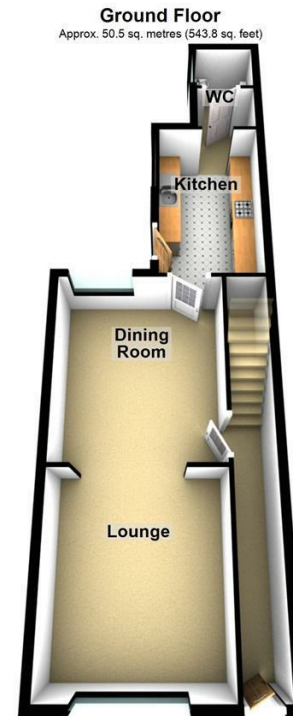
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Total area: approx. 94.9 sq. metres (1021.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		87
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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