



Thistledown Close | Rhostyllen | Wrexham | LL14 4EZ

Offers in the region of £160,000



ROSE RESIDENTIAL

Thistledown Close | Rhostyllen

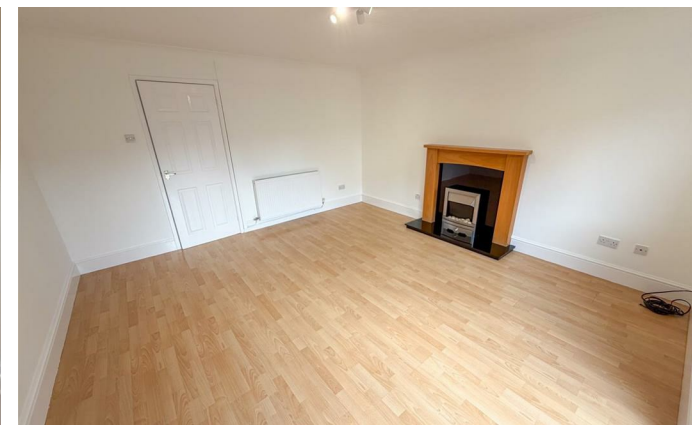
Wrexham | LL14 4EZ

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Located within the ever-popular development of Esless Park, this beautifully presented home offers spacious and well-appointed accommodation throughout. The property comprises a well-proportioned lounge with doors opening onto the rear garden and a modern kitchen with space for dining. To the first floor are two bedrooms and a bathroom. Externally, the property benefits from a private rear garden and off-road parking to the front.

Entrance & Hallway

A partly glazed UPVC front door opens into an initial porch, which in turn leads into a spacious entrance hall featuring laminate flooring, access to understairs storage, and doors leading to the kitchen and lounge. A staircase rises to the first floor.





Kitchen

12'7" x 7'3" (3.85m x 2.23m)

The kitchen is fitted with a range of wall and base units complemented by matching work surfaces, incorporating a stainless steel single drainer sink unit. Integrated appliances include a built-in electric oven and four-ring electric hob with extractor above, along with space for a fridge/freezer, washing machine, and a wall-mounted central heating boiler. The room benefits from a front facing UPVC double glazed window, radiator, and ample space for a dining table.

Lounge

14'1" x 13'7" (4.30m x 4.16m)

A well proportioned reception room featuring rear facing UPVC double doors opening onto the garden, along with a rear facing UPVC double glazed window allowing for plenty of natural light. The room also benefits from an Adam style fireplace with electric fire, laminate flooring, and a radiator.

Stairs & Landing

A staircase rises from the hallway to the first-floor landing, featuring a side facing UPVC double glazed window, an airing cupboard, and doors leading to the bedrooms and bathroom.



Bedroom One

8'11" x 13'8" (2.73m x 4.17m)

A light and airy, generously sized room featuring two rear facing UPVC double glazed windows overlooking the garden, along with a range of fitted wardrobes and a radiator.

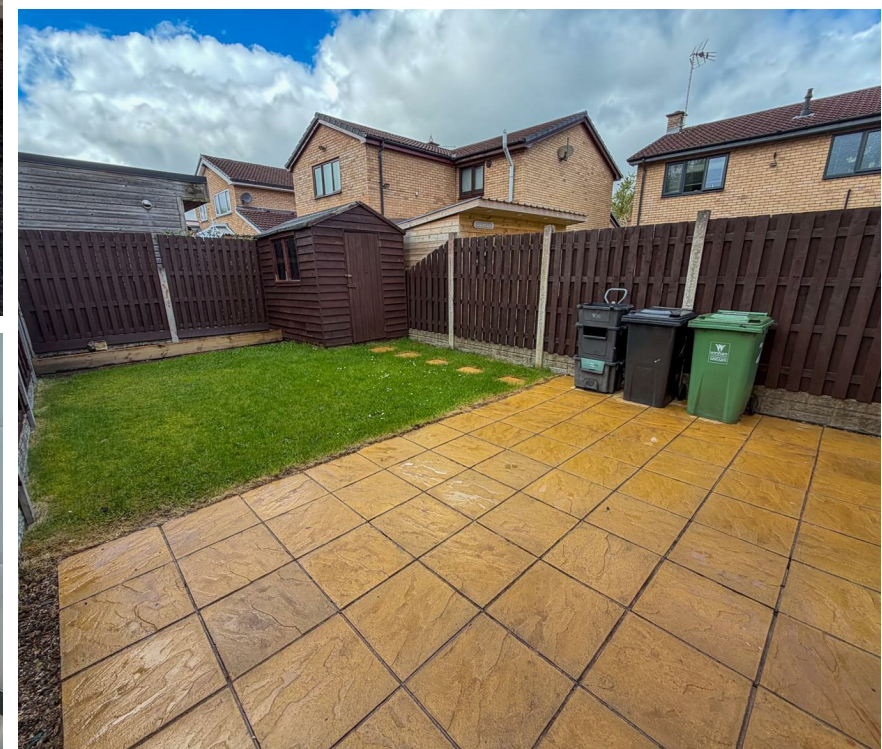
Bedroom Two

10'9" x 13'8" (3.30m x 4.17m)

Another bright double bedroom featuring two front facing uPVC double glazed windows, a radiator, and fitted carpet. There is also an extremely useful over stairs storage cupboard with rail.

Bathroom

Fitted with a modern white suite comprising a low-level WC, pedestal wash hand basin, and panelled bath with electric shower over. The room further benefits from fully-tiled walls, a radiator, and practical vinyl flooring.



External

To the front of the property there is a concrete driveway providing off road parking, complemented by a lawned area to the side. To the rear is an extremely well-maintained and private garden, featuring a paved patio leading onto a lawn and a garden shed.

Disclaimer

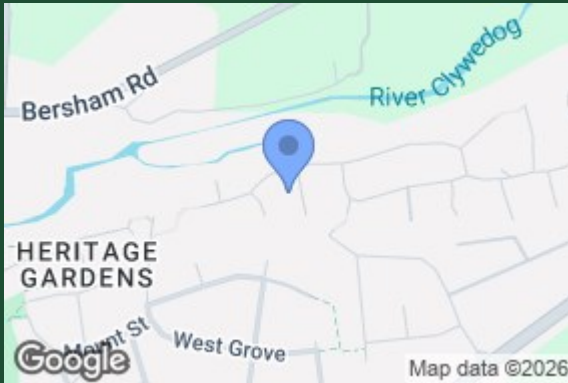
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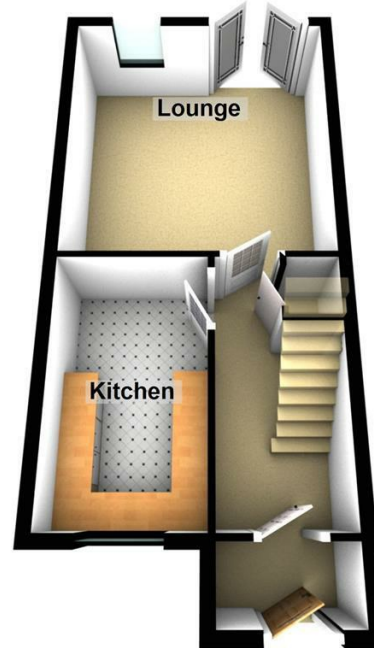
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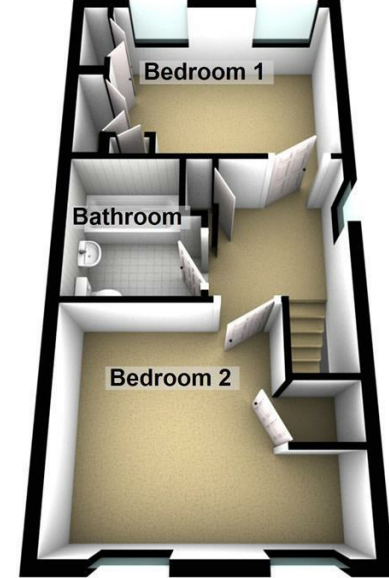
We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



Ground Floor
Approx. 36.3 sq. metres (391.1 sq. feet)



First Floor
Approx. 36.6 sq. metres (394.1 sq. feet)



Total area: approx. 72.9 sq. metres (785.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		92
(81-91)	B		
(69-80)	C		71
(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	

Wrexham

01978 504001
sales@rose-residential.co.uk