

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £140,000

1 Vicarage Hill, Rhostyllen,  
Wrexham LL14 4AR

🛏 2 Bedrooms

🚿 1 Bathroom



## 1 Vicarage Hill, Rhostyllen, Wrexham LL14 4AR



### 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.

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**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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