



Mostyn House

Wrexham || LL14 3EA

£245,000

MONOPOLY[®]

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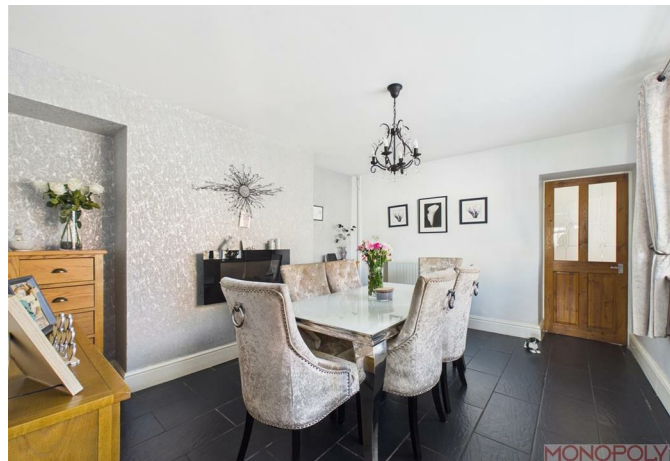
Situated on the charming Church Street in Rhosymedre, Wrexham, this delightful Semi-detached house offers a perfect blend of period features and modern comforts. With two spacious bedrooms and three inviting reception rooms, this property is ideal for both relaxation and entertaining.

The heart of the home is undoubtedly the extensive and stunning garden at the rear, providing a serene outdoor space for gardening enthusiasts or those who simply wish to enjoy the beauty of nature. The garden room adds an extra touch of charm, serving as a perfect retreat for reading or enjoying a cup of tea while overlooking the lush greenery.

For those with vehicles, the property boasts off-road parking and a garage, ensuring convenience and security. The house is equipped with gas central heating, ensuring warmth and comfort throughout the colder months.

This large extended period home is not just a house; it is a sanctuary that offers a wonderful lifestyle in a peaceful setting. Whether you are a first-time buyer or looking to downsize, this property presents an excellent opportunity to own a piece of Rhosymedre's charm. Do not miss the chance to make this lovely house your new home.

- TWO BEDROOM PERIOD SEMI DETACHED HOUSE
- GREAT LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- STUNNING AND EXTENSIVE GARDEN TO THE REAR
- OFF ROAD PARKING AND GARAGE
- THREE RECEPTION ROOMS
- GARDEN ROOM
- VIEWING IS HIGHLY RECOMMENDED



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted door to the porch on the left hand side.

ENTRANCE PORCH

With UPVC Double glazed frosted windows, tiled step and hardwood door to entrance hall.

HALLWAY

With staircase rising off to the first floor, doors off TO lounge, dining room and cloakroom w.c..

LOUNGE

With UPVC Double glazed window to the front, fireplace with wooden mantle above and log burner inset on a tiled hearth. Tiled floor, radiator.

DINING ROOM

With UPVC Double glazed window to the side, tiled floor, radiator, door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of wall and base cupboards with complementary worktop surfaces, space for cooker, with extractor hood above, space for fridge/freezer, space and plumbing for washing machine, stainless steel sink unit with mixer tap, wall mounted Worcester gas central heating boiler, UPVC Double glazed window to the side, tiled floor, door leading into the garden room.

GARDEN ROOM

With UPVC Double glazed windows and doors overlooking the rear garden, tiled floor, wall mounted electric radiator.

FIRST FLOOR LANDING

With access to the loft space, radiator, doors off to the bedrooms and bathroom.

BEDROOM ONE

With UPVC Double glazed window to the rear, radiator, feature wood panelling to one wall, carpeted flooring, built in storage cupboard.

BEDROOM TWO

With UPVC Double glazed window to the front, radiator, carpeted flooring.

FAMILY BATHROOM

Comprising of Panel enclosed corner bath, separate shower cubicle, low level w.c., pedestal wash hand basin, radiator, UPVC Double glazed and frosted window to the side, fully tiled walls, tiled floor, storage cupboard.

OUTSIDE TO THE FRONT

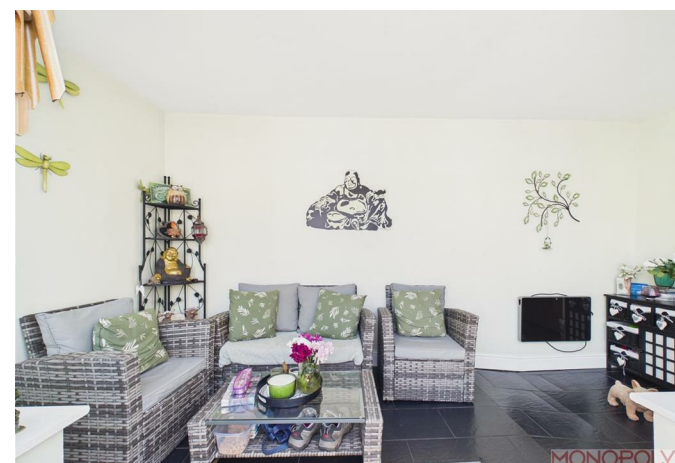
The property is accessed via double wrought iron gates leading to the pebbled driveway offering off road parking for two to three vehicles, and leading to the garage. Stone feature wall to boundary, also single gated access to the front with pathway to side entrance door.

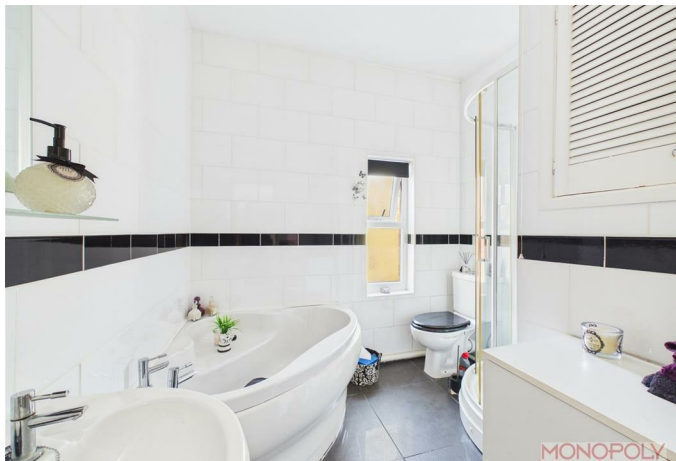
OUTSIDE TO THE REAR

Stunning garden to the rear, which has to be seen to be appreciated, which is accessed via a gate from the side, which leads to feature sitting/patio area. The garden itself is extensive and laid to lawn with feature borders housing an array of trees, bushes, shrubs and plants. This beautiful garden has to be seen to be appreciated.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.





THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage.

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.

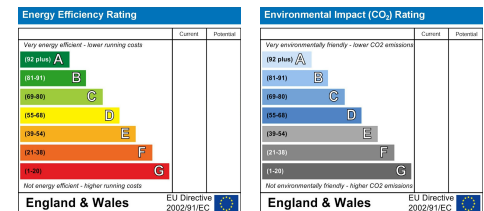




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