

Rosemary Crescent | Rhostyllen | Wrexham | LL14 4BE

## Offers in excess of £260,000

ROSE RESIDENTIAL

Rosemary Crescent | Rhostyllen

Wrexham | LL14 4BE

Offers in excess of £260,000

This beautifully presented property has been recently renovated and extended to create a stylish and spacious family home finished to an impressive standard throughout. The accommodation includes a welcoming lounge with multi-fuel burner, contemporary kitchen/breakfast room with integrated appliances, and a superb extended living area with French doors opening directly onto the rear garden. Upstairs are well-proportioned bedrooms, including a generous main bedroom with contemporary en-suite, together with a stylish family bathroom. Externally, the property benefits from ample off-road parking for multiple vehicles and a generous landscaped rear garden with lawn and patio seating areas, together with useful shed storage beyond.



## Entrance & Porch

A side facing, part glazed, composite entrance door opens into a welcoming porch, benefiting from a large front facing UPVC double glazed window which allows plenty of natural light into the space. The porch also benefits from tiled flooring and provides ample room for coat and shoe storage.

## Hallway

A part glazed oak door opens into the hallway, where a staircase rises to the first floor accommodation. An oak door to the right provides access into the Lounge.

## Lounge

11'2" x 15'11" (3.41m x 4.86m )

A well proportioned reception room benefiting from both front and rear facing UPVC double glazed windows, allowing an abundance of natural light to fill the space. The recessed chimney breast creates an attractive focal point, housing an inset multi-fuel burner set upon a hearth with a wooden mantel above. An oak door provides access through to the kitchen.















## Kitchen

12'7" x 12'11" (3.84m x 3.95m )

An impressive kitchen/breakfast room, fitted with a comprehensive range of contemporary wall, base and drawer units complemented by quartz-effect work surfaces and metro-style tiled splashbacks. A generous breakfast bar creates an excellent sociable space for informal dining and entertaining. Integrated appliances include a double oven, electric hob with extractor over, fridge/freezer, dishwasher and washing machine, while a contemporary sink with mixer tap is positioned beneath the front-facing UPVC double glazed window. The room is further complemented by tiled flooring, inset ceiling spotlights and feature pendant lighting above the breakfast bar.

## Living Room

15'0" x 15'3" (4.58m x 4.66m )

An exceptionally spacious and beautifully presented reception room, offering ample space for a further reception room. A rear facing UPVC double glazed window together with UPVC double glazed French doors allow an abundance of natural light into the room, with the French doors providing direct access to the rear garden. The room is further complemented by attractive wood-effect tiled flooring and radiators.

## Stairs & Landing

A staircase rises from the hallway to a spacious first floor landing, where doors provide access to the bedrooms and family bathroom. The landing also benefits from a generously sized storage cupboard housing the Glow-worm boiler.

## Bedroom One

12'11" x 13'1" (3.95m x 4.01m )

An exceptionally spacious main bedroom offering generous proportions and ample room for a wide range of bedroom furniture. There is a large front facing UPVC double glazed window, while the room is further complemented by fitted carpet and a radiator. A further oak door leads to the en-suite shower room.

## En-Suite Shower Room

A contemporary en-suite shower room, fitted with a modern suite comprising a low-level WC, vanity wash hand basin and generous walk-in shower enclosure with mains-fed shower. The room is finished with stylish fully tiled walls and flooring, including contrasting herringbone tiling within the shower area, and further benefits from a rear facing UPVC double glazed window with privacy glass, black heated towel rail, inset ceiling spotlights and extractor fan.

## Bedroom Two

8'2" x 14'11" (2.51m x 4.55m)

A generously proportioned double bedroom offering ample space for a range of bedroom furniture. There is a rear facing UPVC double glazed window which is further complemented by fitted carpet and a radiator.

## Bedroom Three

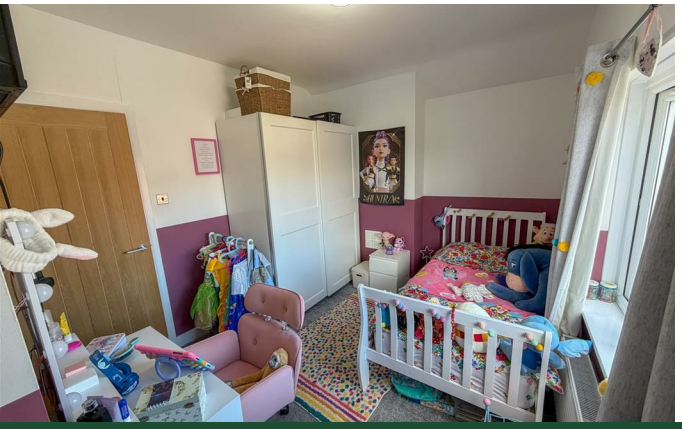
14'5" (max) x 9'2" (4.41m (max) x 2.81m )

A bright bedroom benefiting from a front facing UPVC double glazed window. The room is complemented by fitted carpet and a radiator, with ample space for a range of bedroom furniture.











## Bathroom

A beautifully presented contemporary bathroom fitted with a modern three piece suite comprising a low-level WC, pedestal wash hand basin and panelled bath with electric shower over and glazed shower screen. The room is complemented by stylish fully tiled walls with contrasting feature tiling, tiled flooring and an illuminated mirror, while a rear facing UPVC double glazed window provides natural light.

## External

To the front, the property benefits from ample off road parking for multiple vehicles. To the rear is a beautifully presented and generous garden, thoughtfully landscaped with a combination of lawned and paved areas. A spacious patio adjoining the property provides an ideal setting for outdoor dining and entertaining, with a pathway leading through the lawn towards the rear. The garden is fully enclosed by timber fencing, with a further area beyond providing ample useful shed storage.

## Disclaimer

The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition.

By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.

## Anti Money Laundering (AML) Checks

To comply with UK anti-money laundering regulations, we are required to verify the identities of buyers and sellers. These checks are carried out by our third-party provider, Hipla. A non-refundable fee of £24 including VAT per person is payable by buyers directly to Hipla before we issue the memorandum of sale. Personal information collected during these checks will be processed and retained in accordance with applicable data protection and anti-money laundering legislation.

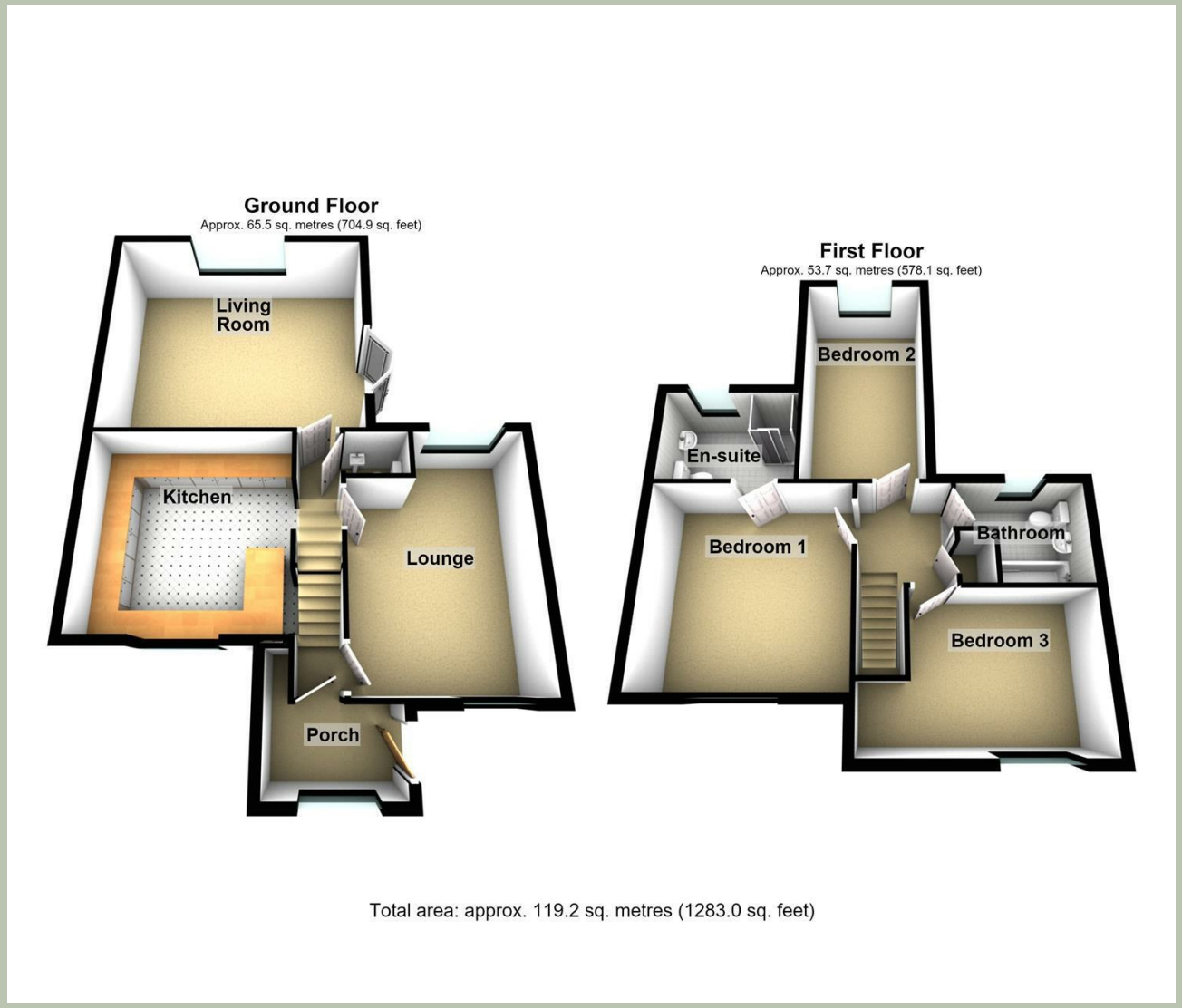




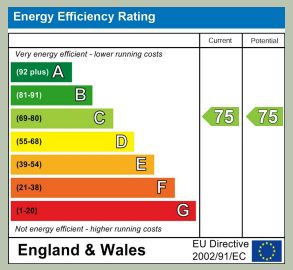







Total area: approx. 119.2 sq. metres (1283.0 sq. feet)




Wrexham

01978 504001
sales@rose-residential.co.uk