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Rhostyllen | Wrexham | LL14 4DH

£250,000

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Situated in the popular residential area of Rhostyllen is this charming three bedroom semi-detached family home, offered for sale with the added benefit of no onward chain. Retaining a wealth of character features throughout, including original detailing and generous room proportions, the property offers an excellent opportunity for a purchaser to modernise and personalise to their own tastes. The home further benefits from a recently replaced roof, providing valuable peace of mind for the next owner. In brief, the accommodation comprises an entrance porch, welcoming entrance hallway, spacious living room, open plan kitchen/dining room, utility room and downstairs WC, offering ample and versatile ground floor living space. To the first floor, the landing leads to three bedrooms and a family bathroom. Externally, to the front there is a block paved driveway providing off-road parking. To the side, there is a patio area and useful bike store, whilst the rear garden features a mixture of paving, decking and decorative stone, creating a low-maintenance outdoor space. A particular highlight is the detached garden room and separate store, offering excellent potential for a home office, hobby room or additional storage. Wrexham Road is conveniently located in Rhostyllen, where a range of local amenities can be found within walking distance including shops, schools, eateries and everyday conveniences. Wrexham City Centre is just a short distance away, providing a wider selection of retail, leisure and transport facilities. The beautiful Erddig National Trust Estate is also nearby, offering scenic woodland and parkland walks, whilst the A483 provides excellent commuter links to Chester, Oswestry and beyond.

- THREE BEDROOM SEMI-DETACHED HOME
- CHARACTER FEATURES THROUGHOUT
- ENTRANCE PORCH AND HALLWAY
- DOWNSTAIRS WC AND UTILITY
- LIVING ROOM WITH PARQUET FLOORING
- OPEN PLAN KITCHEN/DINING ROOM
- UTILITY ROOM
- GARDEN ROOM
- DRIVEWAY AND GARDEN TO THE REAR
- CLOSE TO WREXHAM CITY CENTRE



Entrance Porch

UPVC double glazed door leading into the entrance porch. Hardwood door with decorative stained glass windows leading into entrance hallway.

Entrance Hallway

Tiled flooring, ceiling light point, exposed wooden stairs to first floor, radiator, ceiling light point, under-stairs storage, doors leading into downstairs WC, living room and kitchen/dining room.

Living Room

UPVC double glazed bay window to the front elevation. Original wrought iron fireplace with decorative tiling and wooden surround, original parquet flooring, ceiling light point with ceiling fan and radiator.

Open Plan Kitchen/Dining Room

The kitchen houses a range of wall, drawer and base units with a mixture of quartz and oak work surfaces over, incorporating a breakfast bar. Space for appliances including gas range cooker, dishwasher and fridge freezer. Opening into the dining area with space for a dining table. Three ceiling light points, original quarry tiled flooring, splash-back tiling, two uPVC double glazed windows to the rear and side elevation. Door leads into

Utility Room

UPVC double glazed French doors to the rear elevation. Housing a range of wall and base units with work surface over. Space and plumbing for washing machine and tumble dryer. Wooden laminate flooring, ceiling light point, panelled radiator, cupboard housing electric box and wall mounted combination boiler.

Downstairs WC

Two piece suite comprising low-level WC and

pedestal wash hand basin. original tiled flooring, ceiling light point and uPVC double glazed frosted window to the side.

Landing Area

UPVC double glazed window to the side, exposed wooden flooring, access to loft, ceiling light point, doors to three bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the rear, housing a range of built in wardrobes, exposed wooden flooring, radiator and ceiling light point.

Bedroom Two

UPVC double glazed bay window to the front, housing a range of built in wardrobes, exposed wooden flooring, radiator and ceiling light point.

Bedroom Three

UPVC double glazed bay window to the front, housing a range of built in wardrobes, exposed wooden flooring, radiator and ceiling light point.

Shower Room

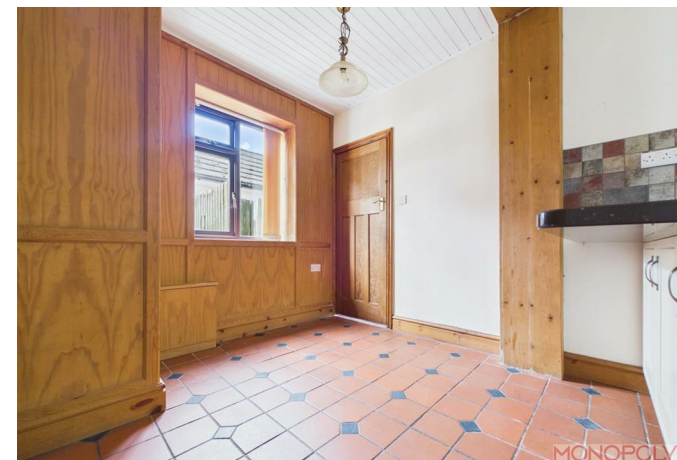
Three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit and P shaped panelled bath. Vinyl flooring, tiled walls, ceiling light point, radiator and uPVC double glazed frosted window to the side.

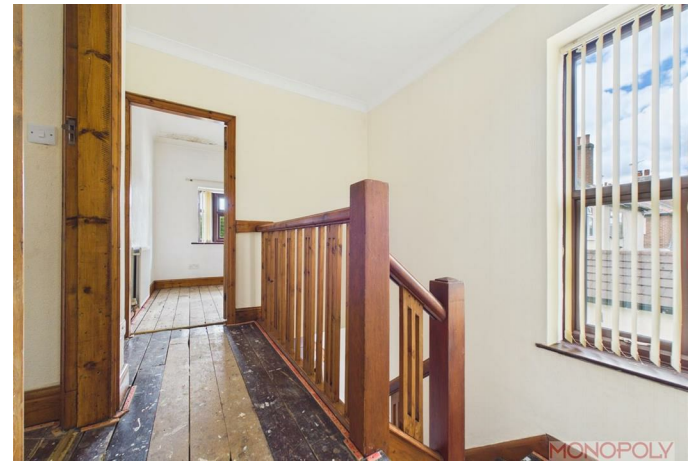
Garden Room/Store

Detached from a property is a garden room with sliding patio doors upon entry. With a separate electric board, recessed LED lighting, power sockets, door into another store room area with lighting.

Outside

To the front there is a block paved driveway with space to turn and for multiple vehicles. There are





trees and greenery to the border. To the side a paved area leads to a timber gate to the rear. The rear garden area comprises of a bike shed with power, paved patio area to the side, decorative stone and decked areas. There are established trees including a damson and cherry blossom.

Additional Information

The property has been owned by the same family since 1996 with ongoing maintenance taking place. The property has recently been rented out and therefore holds a valid gas safety and electrical certificate. The roof has recently been replaced.

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.









Approximate total area⁽¹⁾
 1248 ft²
 116.1 m²

(1) Excluding balconies and terraces

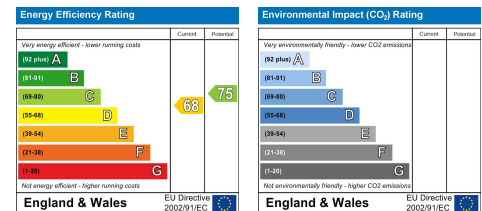
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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