

Town & Country

Estate & Letting Agents

Rhosnesni Lane, Wrexham

£419,000



This bungalow located on Rhosnesni Lane has undergone a partial modernization, presenting an excellent opportunity for the new owner to customize the property according to their own vision. The bungalow benefits from gas central heating, ensuring comfort throughout. The layout of the property includes a vestibule, a welcoming reception hall, a spacious living room, and a dining room that offer ample space for relaxation and entertaining. An inner hallway leads to two ground floor double bedrooms, providing comfortable accommodation on the main level. Additionally, there is a convenient cloakroom WC and a kitchen/breakfast room, serving as the heart of the home and offering the potential for culinary creativity.

Upstairs, the first-floor landing provides access to a generously proportioned principal bedroom, offering a private retreat. There is also an office/study, providing a designated workspace or a flexible area for various needs. Externally, the front of the property features a predominantly lawned garden, creating a pleasant and inviting curb appeal. Ample off-road parking is available in front of a detached garage.

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Location

This property enjoys a convenient and sought-after location. Rhosnesni Lane is a well-known and established residential street within the town of Wrexham, offering a blend of tranquillity and easy access to amenities. Wrexham, the largest town in North Wales, is known for its rich history, vibrant culture, and excellent transport links. The town centre, with its array of shops, restaurants, and entertainment options, is within close proximity to the property. The property benefits from good connectivity to major transportation routes, including the nearby A483, which provides easy access to neighbouring towns and cities. Wrexham General train station is also within reach, offering further travel options for commuting or exploring the wider region. Surrounding the property, you will find a mix of residential properties, creating a friendly and welcoming neighbourhood atmosphere. The area is characterized by a blend of detached houses, bungalows, and other housing types, catering to various lifestyles and preferences. Education options are plentiful, with a range of primary and secondary schools located within the vicinity. This is ideal for families with children, as it ensures easy access to quality education.



Vestibule

7'6" x 4'1"

The property is entered through a timber panelled front door with leaded glazed opaque glass, which opens to a black and white chequerboard tiled flooring and a lead glazed internal door which opens to an inviting reception hall.



Reception Hall

11'7" x 7'4"

Having parquet flooring laid in a herringbone style, a radiator, a built-in cloaks cupboard and wooden wall panelling. Stripped pine internal doors, opening to the living room, dining room, bathroom, store cupboard and also to the inner hallway.

Living Room

18'1" x 13'8"

Having parquet flooring laid in a herringbone style, a radiator, an open fireplace with ceramic tiled hearth and Adam surround. With a window facing the side elevation and an arched bay window with partially leaded glass that gives you a view of the front garden.

Dining Room

18'1" x 13'10"

Also with parquet flooring laid in a herringbone style, a radiator, window to the side elevation and UPVC double glaze door opening to the rear garden terrace area. There is an open fire with ceramic tiles and an Adam style surround, an arched bay window with partial leaded glass, offering a beautiful view of the rear garden.



Bathroom

7'7" x 7'4"

Having a black and white tiled floor laid in a chequerboard style and installed with a

three-piece suite comprising a panel bath with mixer tap, shower extension, pedestal wash and basin. Low-level WC, a radiator, and an opaque partially leaded window facing to the rear elevation.

Inner Hall

Having a tiled floor laid in a chequerboard style, a radiator, stripped pine internal doors opening to both ground floor bedrooms, the kitchen, breakfast room store cupboard and cloakroom WC. Stairs rising to the first floor accommodation and a glazed timber panel door opening to the side elevation of the property.

Cloakroom WC

Installed with a dual flush, low-level WC, wash handbasin with tile splashback's, and a partially leaded glazed window facing the side elevation.

Kitchen/Breakfast Room

18'9" x 8

Installed with a kitchen base unit housing a stainless steel wall and a half bowl sink unit with mixer tap. Recently installed with a wall mounted Ideal Logic gas combination boiler, quarry tiled flooring, fitted floor to ceiling cabinets and two UPVC double glaze windows facing the front elevation.

First Floor Landing

A continuation of the banister and spindle balustrades from the inner hallway, a small skylight to the side elevation and stripped pine interior doors opening to the study and to bedroom one.



Bedroom One

16'2" x 17'2"

Having a UPVC double glaze window facing the front elevation, a second UPVC double glaze window facing the rear elevation and a radiator.

Bedroom Two

11'10"×11'6"

Having parquet flooring laid in a herringbone style with a radiator and partially leaded and glazed window facing the rear elevation.

Bedroom Three

11'6"×11'10"

Double aspect room with partially leaded glazed windows, facing the rear and side elevations. With parquet flooring laid in a herringbone style and a radiator.

Study

12 feet times 4 feet six max

With a radiator, a skylight to the rear and a built-in double door storage cupboard.

Garage

26 feet times 8'8"

Accessed by a timber folding door to the front, or a timber pedestrian side access door, having power and light, a pitched roof and windows to the rear and side elevations.



Externally Front

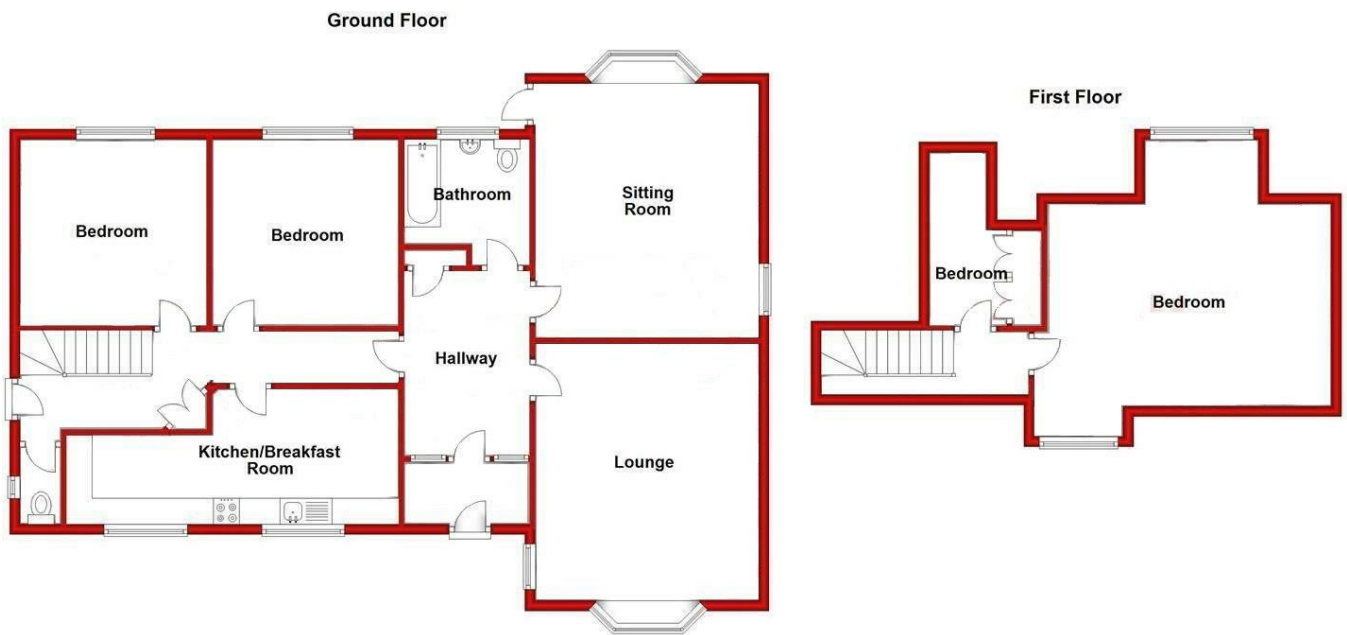
The front garden itself showcases a predominantly laid lawn, creating a lush and inviting ambiance. The well-maintained green expanse serves as a lovely backdrop to the overall aesthetic of the property. Bordering the lawn are beautifully curated shrubbed borders, adding bursts of colour and texture to the landscape. These borders bring an element of natural beauty, further enhancing the overall visual appeal of the front garden. In addition to the front garden, there is a convenient side access that leads to the rear garden. This access point allows for easy movement between the front and back of the property, making maintenance tasks.



Externally Rear

Stepping through the double iron gates, you are welcomed into a recently landscaped rear garden that is beautifully presented. The garden has undergone careful planning and design, resulting in a stunning arrangement that will captivate any observer. The centrepiece of the garden consists of three domed lawns, which add an element of elegance and structure to the overall landscape. These lawns are meticulously maintained, creating a lush and inviting atmosphere. Overall, the double timber doors, side passageway, and double iron gates facilitate smooth transitions within the property. The recently landscaped rear garden is a testament to careful design, boasting three domed lawns, well-stocked gardens, and an array of fence panels for privacy. The covered terrace offers a perfect vantage point to admire the garden's beauty, while the alternate access point provides convenient passage and ample space for various outdoor endeavours.





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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	