

# Town & Country

Estate & Letting Agents

Old Farm Road, Rhostyllen, Wrexham

Offers In The Region Of  
£330,000



Located on a corner plot within this popular village on the periphery of Wrexham, this beautifully presented light and spacious detached bungalow has recently undergone a programme of modernisation and extension. Enjoying the benefits of UPVC double glazing along with gas central heating in brief the property comprises of a vestibule, a cloakroom W/C, a living room, a kitchen, a dining/sitting room, a utility room, a garage and three bedrooms with the principal including an ensuite shower room,

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## EXTERNALLY FRONT

Situated on a predominantly lawned and shrub corner plot the property itself is approached over a recently laid concrete off-road parking position in front of the garage.

## VESTIBULE

4'7" x 4'5"

A leaded and stained glass UPVC front door opens to a patterned ceramically tiled floor with a door that opens to the cloakroom W/C and a glazed door that opens to the reception hall.



## CLOAKROOM W/C

4 feet 5 x 4'5"

The cloakroom W/C is installed with a modern dual flush low level WC and features a continuation of the patterned ceramic tiles, fully tiled walls and an opaque window that faces the front elevation.



## ENTRANCE HALL

12'2" times 10'2"

The entrance hall features a built-in cloaks cupboard, an internal window that faces the sitting/dining room and

doors that open to the kitchen, living room, inner hallway and to bedroom three.



## LIVING ROOM

18'1" x 11'9"

A spacious living room that features a bay window that faces the side elevation below and UPVC double glazed French doors which open to the rear garden concrete patio area.



## KITCHEN

11'8" x 8'6"

A recently installed kitchen with an attractive range of wall base and drawer units which are complimented by stainless steel handles. There is a solid woodwork surface space that incorporates a breakfast bar. The integrated appliances include a stainless steel oven hob and extractor hood along with the dishwasher. Other features of the kitchen include tiled splashbacks and an open throughway which leads to the dining/sitting room. There is a hot water boiler under the sink.



## DINING/SITTING ROOM

18'4" x 8'7"

This recently built addition to the property (June 2021) has a continuation of the ceramic flooring from the kitchen, a window to the rear elevation and a composite double glazed door opening out to the rear garden.

## UTILITY ROOM

7'8" x 4'6"

The utility room is fitted with a white gloss base unit with stainless steel handles. There is space and plumbing for a washing machine and a window that faces the rear elevation.

## GARAGE

18'8" 8'3"

The garage is accessed through an electric roller door opening to a single garage with power and light. There is access to the loft space via a retractable ladder. A wall mounted gas combinator boiler (installed in 2021).

## INNER HALLWAY

The inner hallway features recessed downlights and doors opening to the principal bedroom, bedroom two and the family bathroom.



**PRINCIPAL BEDROOM**

14'2" x 11'4"

The principal bedroom features a window that faces the side elevation, a fitted double mirror fronted wardrobes and a door that opens to the ensuite shower room.



**BEDROOM TWO**

10'10" 10'6"

This room features a window that faces the front and side elevation and a radiator.



**REAR GARDEN**

The rear garden can be accessed from either side of the property through timber gates and a concrete pathway which leads to a low maintenance garden with artificial lawn and shrub borders. There is also a predominant outside water and power supply with timber shed and decking area.



**ENSUITE SHOWER ROOM**

6'6" x 4'8"

The ensuite shower room is enclosed with an oversized corner shower enclosure with an electric shower, a low level W/C, a chrome heated towel rail, fully tiled walls, a ceramically tiled floor and an opaque window that faces the side elevation.



**FAMILY BATHROOM**

6'6" x 7'4"

A recently installed contemporary three-piece suite comprising of a paddle bath, a thermostatic shower, a dual flush low level WC, patterned ceramic tiled, partially tiled walls, a chrome heated towel rail and a window that faces the front elevation.



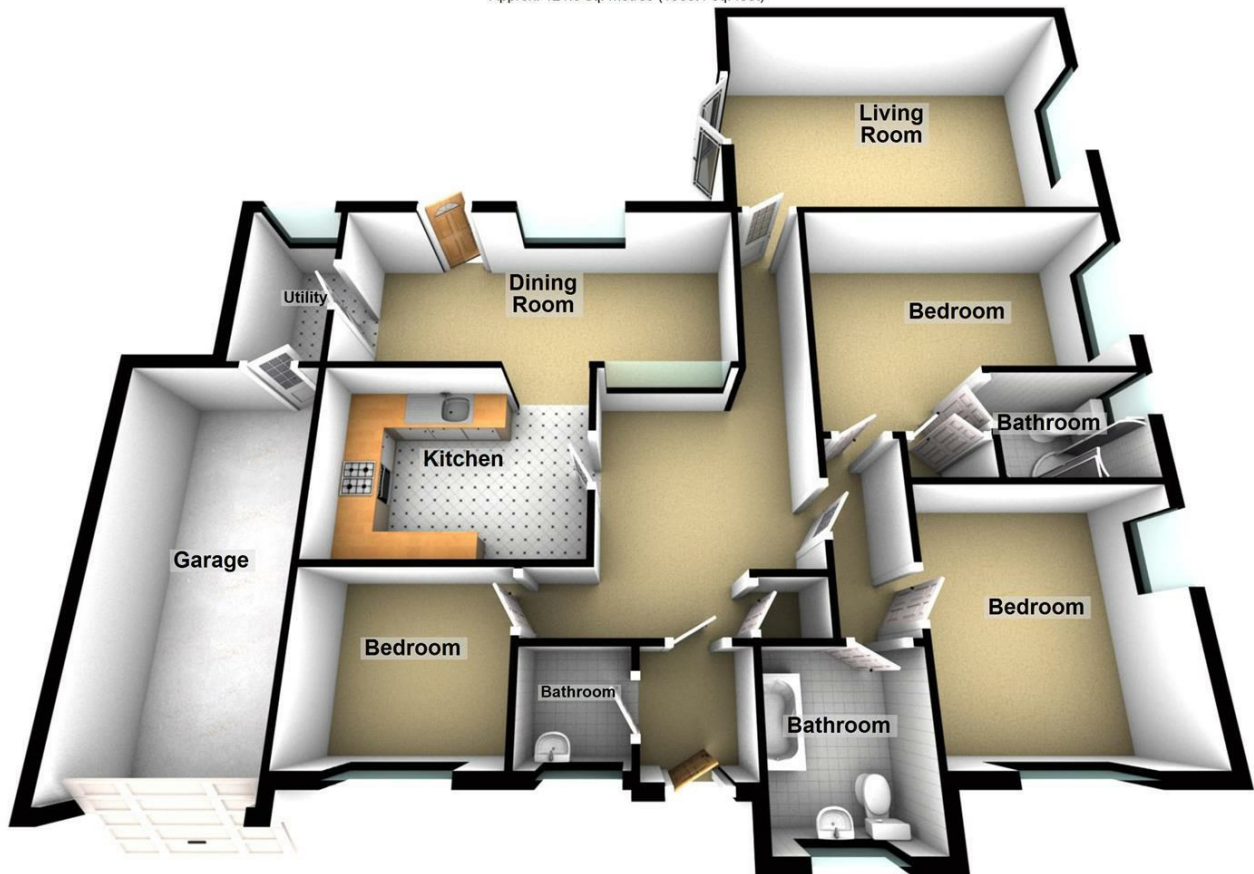
**BEDROOM THREE**

9 feet times 7'7"

This room features a window that faces the front elevation and a radiator.

### Ground Floor

Approx. 121.5 sq. metres (1308.1 sq. feet)



Total area: approx. 121.5 sq. metres (1308.1 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		73	85
		EU Directive 2002/91/EC	