

# 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.



**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.



**BEDROOM TWO**

10'10" 10'6"

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



**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**

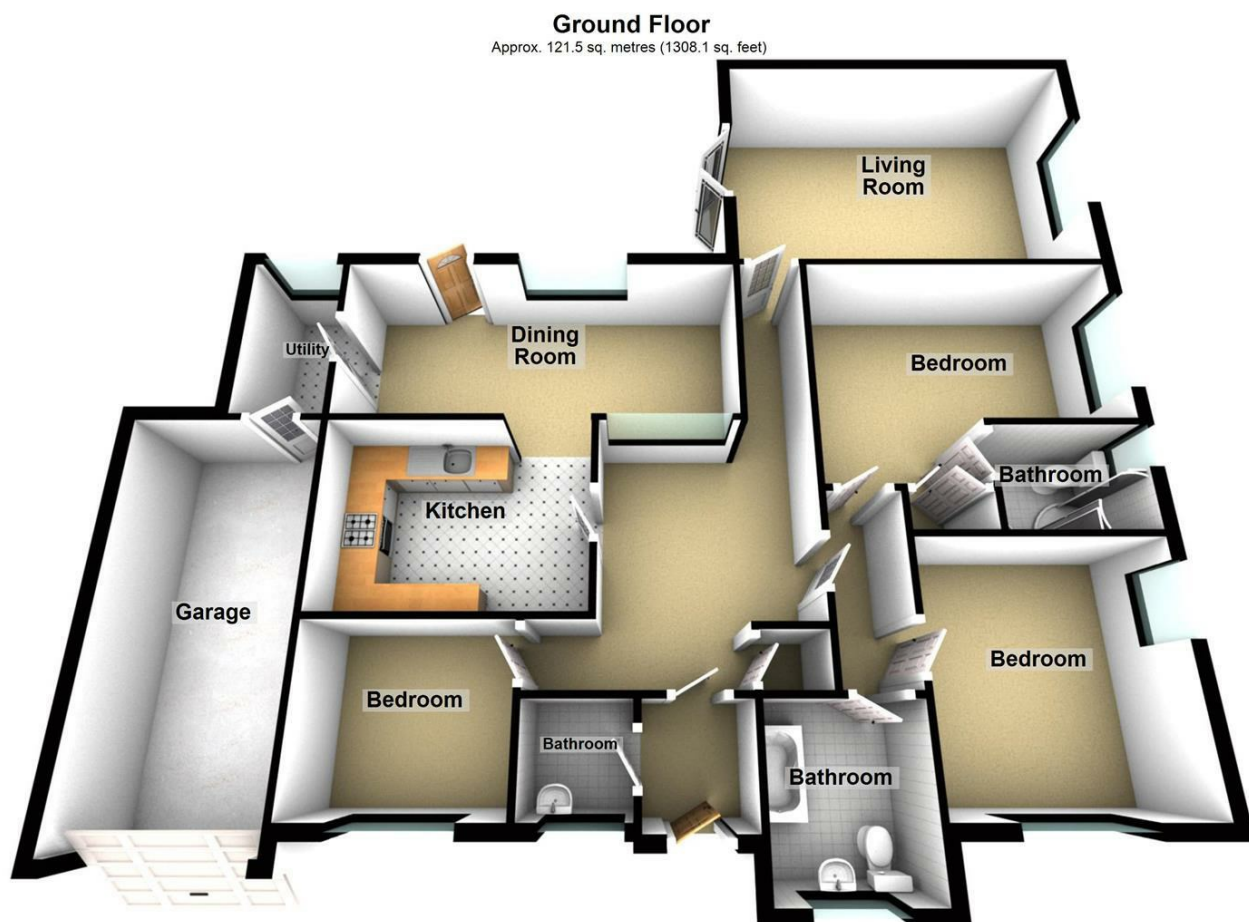
9 feet times 7'7"

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



**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.



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

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

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