

Town & Country

Estate & Letting Agents

Old Farm Road, Rhostyllen, Wrexham

£295,000



This very well presented and greatly extended detached family home forms part of a modern development and should be viewed to be fully appreciated. The property benefits from gas central heating along with UPVC double glazing and in brief comprises of an entrance hall, a utility room/cloakroom WC, a dining room, a spacious L shaped kitchen/breakfast room, a living room, a separate sitting room, a first floor landing that opens to three bedrooms and a contemporary three-piece bathroom suite.

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EXTERNALLY

Externally to the front of the property is a canopy porch with an outside light, ample space for off road parking for several vehicles alongside a lawned and shrubbed garden with timber gated side access to the rear garden.

ENTRANCE HALL

The property is entered through a UPVC double glazed door that opens to a radiator, stairs that rise to the first floor accommodation, a glazed door that opens to the living room and sliding doors that open to the cloakroom WC and dining room.



CLOAKROOM W/C/UTILITY

9'2"×5'3"

This area of the property features space and plumbing for a washing machine, fully tiled walls, a radiator, a fitted vanity unit incorporating a dual flush low level WC, opaque windows that face the front and side elevations and access to the loft area above.



DINING ROOM

15'9"×7'8"

The dining room comprises of engineered light oak flooring, windows that face the front and side elevations, a radiator, access to the under stairs storage cupboard and a partially glazed door opening to the kitchen/breakfast room.



KITCHEN/BREAKFAST ROOM

20'1"×12'4" max

The kitchen/breakfast room is an L shaped room fitted with a range of glass printed wall base and drawer units which are complimented by chrome handles. There is ample work surface space that houses a stainless steel single bowl sink unit. The integrated appliances include a freezer. Other features of the kitchen comprise of space and plumbing for a dishwasher and cooker, a radiator, a window that faces the rear elevation, a ceramic tiled floor, a partially glazed door that opens to the living room, a partially glazed door that opens to the sitting room, An opaque UPVC double glazed door that opens to the side of the property and a fitted floor to ceiling cupboard that houses the recently installed gas Worcester combination boiler.



LIVING ROOM

19'5"×11'2"

The living room is a double aspect room that features a corner window that faces the front and side elevation, partially glazed double doors that open to the sitting room and central to the room is a feature fireplace comprising of a living flame gas fire set within a marble hearth.



SITTING ROOM

12'9"×12'5"

The sitting room features engineered light oak flooring, a wall mounted log effect electric fire, a radiator and UPVC double glazed French doors which open out to the rear garden.

FIRST FLOOR LANDING

The first floor landing features a built in shelved storage cupboard and doors opening to all three bedrooms and to the shower room.



SHOWER ROOM

8'5" x 5'9" max

the shower room is fitted with a contemporary white suite comprising of a dual head thermostatic shower with an oversized shower enclosure, a fitted vanity unit incorporating a low level WC, fully panelled walls, recessed downlights set within the ceiling, a chrome heated towel rail and an opaque window that faces the rear elevation.



BEDROOM ONE

11'5" x 10'8"

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



BEDROOM TWO

11'5" x 8'1"

This room features a wood grain affect laminate flooring, a built in cupboard, a window that faces the front elevation and a radiator.



BEDROOM THREE

8'8" x 7'4" max

This room is a double aspect room that features a window that faces the rear elevation, a radiator and a built in wardrobe.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978

291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

Tenure - Freehold

Council Tax Band - E

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

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.

