

Town & Country

Estate & Letting Agents

Wrexham Road, Rhostyllen, Wrexham

Offers Over £155,000



Conveniently located near Wrexham city centre, motorway links, and local amenities, this well-presented two-bedroom semi-detached home features gas central heating and UPVC double glazing. The accommodation includes an entrance hall, living/dining room, kitchen, two bedrooms, and a bathroom. Externally, there's a low-maintenance garden and enclosed parking for multiple vehicles.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

DESCRIPTION

Well presented two bedroom semi detached home, ideal first time buyers, enjoys the benefits of gas central heating along with UPVC double glazing. In brief the property comprises of an entrance hall, living/dining room, a kitchen a first floor landing offering access to the two bedrooms and a bathroom, low maintenance garden with enclosed parking facility for multiple cars.



LOCATION

Located in the popular village of Rhostyllen, just a short distance from Wrexham city centre, Wrexham Road enjoys excellent access to a wide range of local amenities, including shops, schools, and public transport links. The area is well-connected to major road networks, making commuting to nearby towns and cities convenient. Surrounded by a mix of residential homes and green spaces, Rhostyllen offers a pleasant balance of community living with the benefits of countryside nearby, ideal for families and professionals alike.

ENTRANCE HALL

UPVC entrance door to the front of the property, tiled flooring, panel radiator, and staircase rising to the first floor.



LOUNGE

11'2 x 9'7

UPVC window to the front aspect, panel radiator, and ornamental fireplace recess.



DINING/SITTING ROOM

11 x 13'4

UPVC window to the rear elevation, feature fire surround with living flame gas fire, wood flooring, panel radiator, and understairs storage cupboard housing the combination boiler.



KITCHEN

The kitchen features a range of modern wall, base and drawer units with worktop surfaces and an inset sink unit with tiled splashbacks. It includes a built-in oven with gas hob and cooker hood, integrated fridge and freezer, and plumbing for a washing machine. Finished with a tiled floor, panel radiator, UPVC window, and a stable door leading to the rear of the property.



BEDROOM ONE

12'5 x 11'33

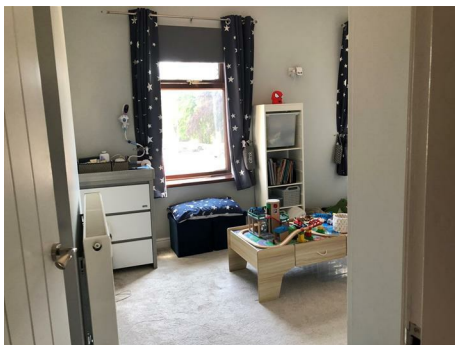
UPVC window to the rear of the property,

panel radiator, and door leading into the bathroom.



BATHROOM

Fitted with a three-piece suite, including a wash hand basin, low-level WC, and panel bath. Partly panelled walls, laminate flooring, and panel radiator.



BEDROOM TWO

13'6 x 11'3

UPVC windows to the front of the property, panel radiator.



EXTERIOR

At the front of the property, there are low-maintenance gardens with gated side access leading to additional low-maintenance gardens. These include a artificial grassed area, paving and steps leading to an enclosed driveway providing off-road parking with double gates granting access to the rear of the property.



Private Parking Area



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