

# Town & Country

Estate & Letting Agents

Wrexham Road, Rhostyllen, Wrexham

£295,000



Situated on a main route into Wrexham, this attractive 1930s semi-detached home offers convenient access to the city centre and motorway links. The well-presented interior includes a vestibule, reception hall, two reception rooms with feature fireplaces, and a spacious kitchen/breakfast room. Upstairs are three bedrooms and a Victorian-style bathroom. Outside, the property benefits from ample off-road parking, a detached garage, and a generous rear garden with lawn, patio, and mature planting.

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## DESCRIPTION

Positioned on one of Wrexham's key roads, this impressive 1930s semi-detached home offers easy access to the city centre, motorway networks, and everyday amenities. With gas central heating and UPVC double glazing, the internal accommodation includes a characterful vestibule, reception hall, living room with open fire, formal dining room with log burner, and a spacious kitchen/breakfast room. Upstairs are three bedrooms and a stylish Victorian-style bathroom. Externally, the property offers extensive off-road parking, a beautifully presented front garden, a detached garage, and a generous rear garden with lawn, patio, and mature borders.



## 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.



## VESTIBULE

An opaque leaded composite entrance door opens into a tiled vestibule with original stained glass leaded door and matching side panels, leading to the main reception hall.



## RECEPTION HALL

12'8 x 7



## LIVING ROOM

12 x 12'9

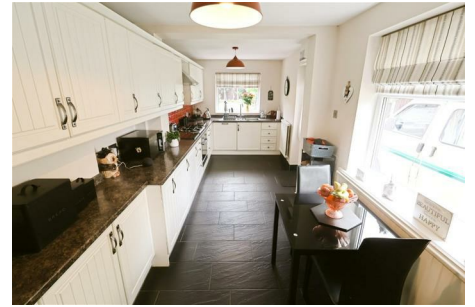
With a front-facing bay window, picture rail, ornate coving, radiator, and ceramic tiled fireplace with an elegant Adam-style surround.



## DINING ROOM

11'4 x 12'6

Laid with herringbone parquet flooring, radiator, French doors opening to the rear garden, picture rail, ornate coving, and an Adam-style fireplace with slate hearth and cast-iron log burner.



## KITCHEN/BREAKFAST ROOM

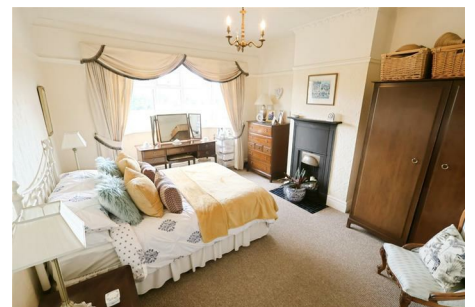
20'3 x 7'2

Fitted with white Shaker-style wall and base units, stainless steel handles, and worktops incorporating a stainless steel 1.5 bowl sink with mixer tap. Integrated appliances include oven, hob, extractor hood, fridge, and dishwasher. Ceramic tiled floor, two radiators, under-stairs storage, windows to the rear and side elevations, and a double-glazed door providing side access.



## FIRST FLOOR LANDING

Continuing the spindle balustrade from the hall, the landing includes a side window, ornate ceiling coving, radiator, and pine panel doors to all bedrooms and the bathroom.



## BEDROOM ONE

With a bay window to the front enjoying views of fields and woodland, ornamental cast-iron fireplace, picture rail, and ornate coving.





high-level WC, pedestal wash basin, ceramic tiled floor with partially tiled walls, radiator, airing cupboard, and an opaque window to the side.



## Services

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

Freehold

Council Tax Band - E (£2680 Per Year)

## Viewings

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

## To Make an Offer

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

## Mortgage Advice

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.**



## BEDROOM TWO

11 x 11'4

Rear-facing window, picture rail, radiator, ornamental cast-iron fireplace, two fitted wardrobes, matching bedside cabinets, and overhead storage.

## EXTERNALLY

Approached via double iron gates, the property boasts ample brick-block off-road parking and turning space to the front and side. The front garden is mainly laid with golden gravel, complemented by well-stocked shrub borders and a Victorian-style streetlamp. A further set of iron gates to the side leads to an extended driveway providing access to a detached garage.

Accessed via a side gate, the rear garden includes a paved patio area with an outside water supply, leading to a generously sized lawned garden with mature shrubs, established trees, and well-defined borders. The garden is fully enclosed by timber fencing and hedgerows.



## BEDROOM THREE

8'8 x 7

Front-facing window, radiator, and picture rail.



## BATHROOM

7 x 7'3

Featuring a Victorian-style roll top clawfoot bath,



## GARAGE

28'5 x 10'6

A detached garage with a pitched roof, power and lighting, double timber entrance doors, and two single-glazed side windows.

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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	