Town & Country
Estate & Letting Agents

Park Road, Wrexham

Offers In Excess Of £250,000









No onward chain. This spacious detached family home in Rhosymedre offers generous living space and ample off-road parking. Recently redecorated with new first-floor carpets, it features UPVC double glazing, a large lounge with patio doors to a decked area, a separate dining room, kitchen/breakfast room, and ground floor WC. Upstairs includes a luxurious master suite with dressing area, walk-in wardrobe, and en-suite, plus four further bedrooms and a family bathroom. The sunny rear garden features patios, a storage shed, and low-maintenance artificial lawn.

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DESCRIPTION

Offered with no onward chain, this generously proportioned detached family home offers extensive living accommodation and plentiful off-road parking, ideally positioned in the village of Rhosymedre. The property has recently undergone full redecoration and boasts brand-new carpets throughout the first floor. Benefiting from UPVC double glazing throughout, the layout includes a spacious main lounge with patio doors leading to a decked outdoor space, a formal dining room, a well-appointed kitchen/breakfast room, and a convenient ground floor WC. Upstairs, the standout feature is the luxurious master suite which includes a dressing area, walk-in wardrobe, and a large en-suite bathroom. Four further bedrooms and a family bathroom complete the upper level. The rear garden enjoys a sunny aspect and includes multiple patio areas, a storage shed, and low-maintenance artificial lawn.

LOCATION

Rhosymedre is a well-situated village approximately four miles from the scenic and popular tourist town of Llangollen, known for its idyllic position along the River Dee. Local amenities are available within the village, while nearby Cefn Mawr and Ruabon offer a broader selection of shops and services, including a Tesco supermarket. Excellent transport connections via the A483 link the area to Wrexham, Chester, and Oswestry, making it well-suited for commuters to regional commercial and industrial hubs.

ENTRANCE HALL

A UPVC front door opens into a bright and welcoming hallway with stairs to the first floor, a radiator, and useful under-stairs storage.





GROUNDFLOOR W/C

Fitted with a WC and wash hand basin, tiled flooring, window to the rear, and a radiator.





LIVING ROOM

24'1 x 19'5

Expansive family living area featuring two UPVC double-glazed windows to the front, an additional rear-facing window, and patio doors opening onto a decked patio. Includes a wall-mounted electric fire, radiator, and double doors leading to the hallway and:

DINING ROOM

4'6 x 6'2

Featuring a bay window with spotlights, a UPVC door to the garden, radiator, and an open archway through to the kitchen/breakfast room.

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KITCHEN/BREAKFAST ROOM

13'11 x 14'0

A spacious kitchen with fitted wall and base units, ample worktop space, integrated sink, gas hob, electric oven/grill, under-counter fridge, space for an additional fridge/freezer, and wall-mounted gas boiler. Includes a UPVC window to the front, ceiling spotlights, and a radiator.



FIRST FLOOR LANDING

Stairs lead from the groundfloor to a carpeted landing with a UPVC window to the rear, radiator, and access to all upper rooms.



PRINCIPAL BEDROOM

14'4 x 14'0

The principal bedroom comprises a dressing area, with a radiator and UPVC double glazed window to the front elevation and a walk in wardrobe (9'10 x 5'1)



DRESSING AREA



WALK-IN WARDROBE



ENSUITE BATHROOM

9'10 x 8'7

Fitted with a corner bath and central taps, separate shower enclosure with electric shower, WC, bidet, wash hand basin, heated towel rail, part-tiled walls, tiled flooring, and a UPVC window to the rear.



BEDROOM TWO

11'8 x 10'5

With a window to the front elevation, a UPVC window and a radiator.



BEDROOM THREE

12'0 x 8'5

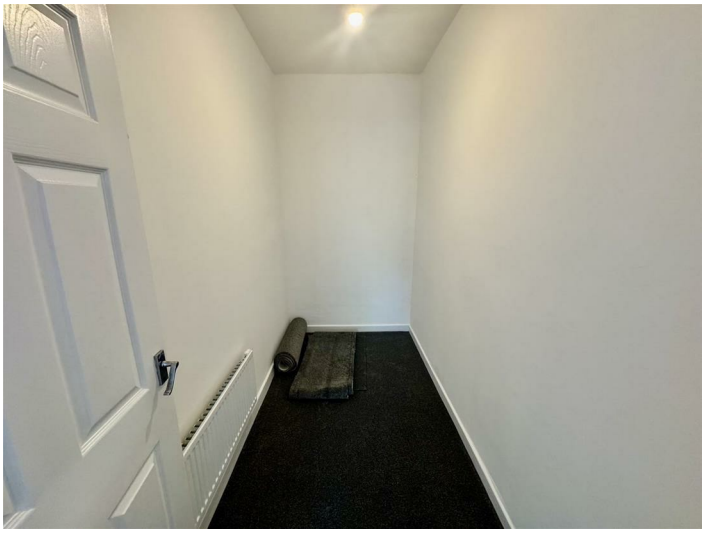
Front-facing UPVC window, radiator.



BEDROOM FOUR

12'0 x 7'5

With a side facing UPVC window and a radiator.



BEDROOM FIVE

7'8 x 5'8

Rear-facing UPVC window, radiator.



FAMILY BATHROOM

7'8 x 5'6

Comprising bath with electric shower and side screen, WC, wash hand basin, tiled floor, part-tiled walls, heated towel rail, and UPVC window to rear.



EXTERNALLY

To the rear is a gravelled parking area providing ample off-road parking. The garden includes a covered decked patio, additional paved area, store shed, and low-maintenance artificial lawn. Side gate access available.

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Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
TENURE: Freehold
Council Tax: Band E - £2680

Viewings (Wrexham)

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

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.

Mortgage Advice (Wrexham)

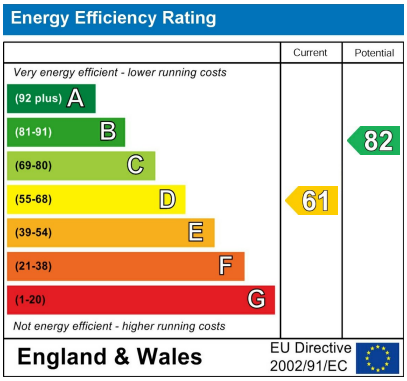
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.

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Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.



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