Town & Country

Estate & Letting Agents

Amanda Grove, Rhostyllen, Wrexham £199,950









Situated within this popular village location, just a short drive from Wrexham city centre and excellent motorway links, this light and spacious semi-detached property benefits from gas central heating and UPVC double glazing throughout. In brief, the accommodation comprises an entrance hall, spacious living room with conservatory off, and a kitchen/dining room fitted with a range of white gloss wall, base and drawer units with integrated appliances to the ground floor. To the first floor, the landing provides access to a modern white three-piece bathroom suite and two well-proportioned double bedrooms. Externally, the property offers ample brick-block off-road parking for several vehicles, alongside a generous enclosed lawned garden to the front with gated side access leading to the rear garden. The rear garden enjoys a slightly raised lawn, paved seating area and a covered decked seating space, ideal for outdoor entertaining.

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DESCRIPTION

A well-presented and spacious two-bedroom semi-detached property located within a popular village setting close to Wrexham city centre and transport links. Benefiting from ample off-road parking, conservatory, modern bathroom, enclosed gardens and gas central heating, this property offers ideal accommodation for first-time buyers, downsizers or investors alike.



LOCATION

Located within the sought-after village community on the outskirts of Wrexham, LL14 4AP offers convenient access to a range of local amenities including shops, schools and public transport links. The area is well positioned for commuters, with excellent road connections to the A483 providing routes towards Chester, Oswestry and the wider North West region. Residents can also enjoy nearby countryside walks and a range of leisure facilities within easy reach.

ENTRANCE HALL

The property is entered through an opaque UPVC double glazed door opening onto woodgrain-effect laminate flooring, with stairs rising to the first-floor accommodation. Partially glazed doors lead through to the living room and kitchen/dining room.



LIVING ROOM

15'5 x 10'4

A spacious living room featuring a continuation of the woodgrain-effect laminate flooring, a window facing the front elevation and UPVC double glazed French doors opening into the conservatory.



KITCHEN

15'11 (max) x 13'05 (max)

A range of wall and base units with work surfaces over, incorporating a 1.5 bowl sink and drainer together with a five-ring gas hob. Integrated appliances include a dishwasher, washing machine, tumble dryer and twin side-by-side electric ovens. Breakfast bar and space for a large American-style fridge freezer. Double glazed windows to the front and rear elevations, radiator, and external side door providing access to the garden.





CONSERVATORY

14'9 x 8'8

Constructed upon a low brick wall with a UPVC double glazed frame, the conservatory benefits from woodgrain laminate flooring, a radiator and integrated French doors opening onto the rear garden.

FIRST FLOOR LANDING

With access to the loft via a retractable ladder, a window facing the rear elevation, a door leading to the family bathroom and partially glazed opaque doors opening to both double bedrooms.



BATHROOM

6'2 x 5'1

Fitted with a modern white three-piece

suite comprising a panelled bath with mixer tap, dual-head thermostatic shower and protective screen above, dual flush low-level WC and pedestal wash hand basin with mixer tap. The floor is finished in ceramic tiling, whilst the walls are fully tiled. Additional features include a chrome heated towel rail, extractor fan and opaque window to the rear elevation.



BEDROOM ONE

15'5 x 9'10

A generous double bedroom with windows facing both the front and rear elevations and radiators beneath.



BEDROOM TWO

10'0 x 9'7

Featuring a deep built-in wardrobe housing the Worcester gas combination boiler, with a window facing the front elevation and radiator below.



EXTERNALLY

Directly to the front of the property is ample brick-block off-road parking for several vehicles, with outside lighting positioned either side of the front door. To the right-hand side is an enclosed, predominantly lawned garden with gated side access leading to the rear garden. The rear garden itself is slightly raised and mainly laid to lawn, with a timber shed positioned in the rear corner and a covered decked seating area. There is also an external water supply.





SIDE GARDEN

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band C £1949.00

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

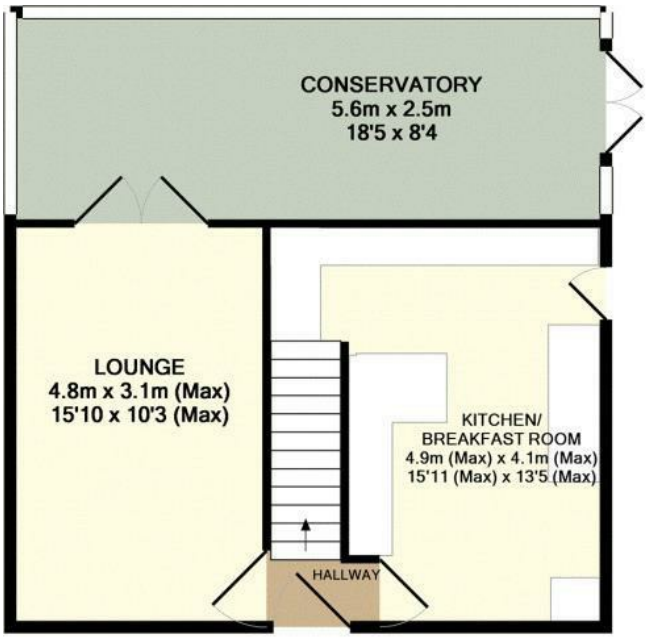
If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

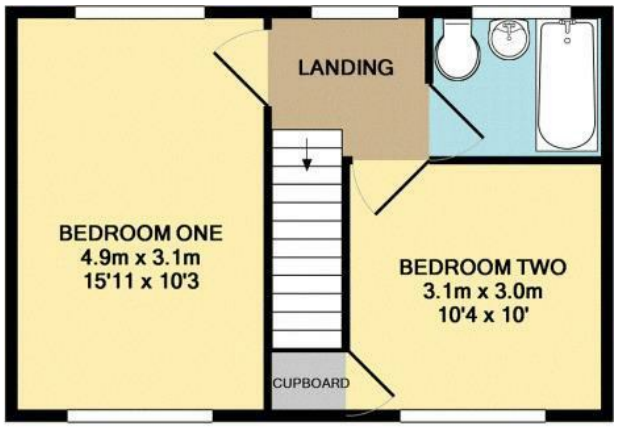
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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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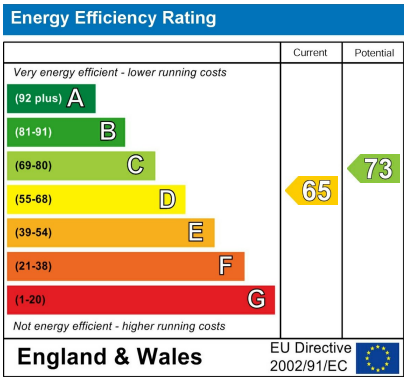
GROUND FLOOR
APPROX. FLOOR
AREA 52.9 SQ.M.
(570 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 34.7 SQ.M.
(374 SQ.FT.)

TOTAL APPROX. FLOOR AREA 87.6 SQ.M. (943 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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