Town & Country

Estate & Letting Agents









6 Wrexham Road, Rhostyllen, LL14 4DH

Offers In The Region Of £200,000

NO ONWARD CHAIN!! A spacious three-bedroom family home situated in the popular village of Rhostyllen. This generously proportioned property offers versatile accommodation, including an entrance hallway, lounge, separate dining room, fitted kitchen and conservatory. To the first floor are three bedrooms and a family bathroom featuring a walk-in shower. Externally, the property benefits from a generous driveway with parking for multiple vehicles, gated side access, a garage and an established rear garden with brick-paved patio, lawned and shrubbed areas, mature tree and fenced boundaries. The property also benefits from Solar panels.

Located in Rhostyllen, the property is conveniently positioned for local amenities, schools and transport links, with easy access to Wrexham and the surrounding areas. The property offers excellent potential for those looking to create a comfortable family home in a convenient location.

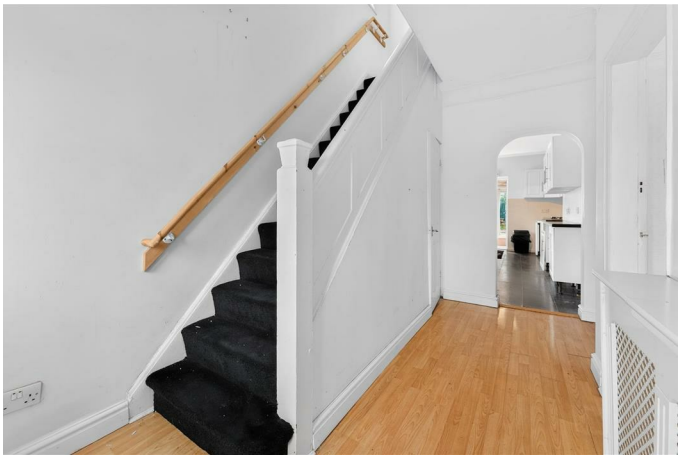
Directions



From our Oswestry office proceed out of the town on the Gobowen Road. Follow the road to the roundabout and take the first turning towards Wrexham. Follow this road passing over the next two roundabouts. Continue along and take the turning off the A483 towards Rhostyllen. At the roundabout take the third exit towards Rhostyllen. Follow the road through the village where the property will be found on the left as you leave the village.

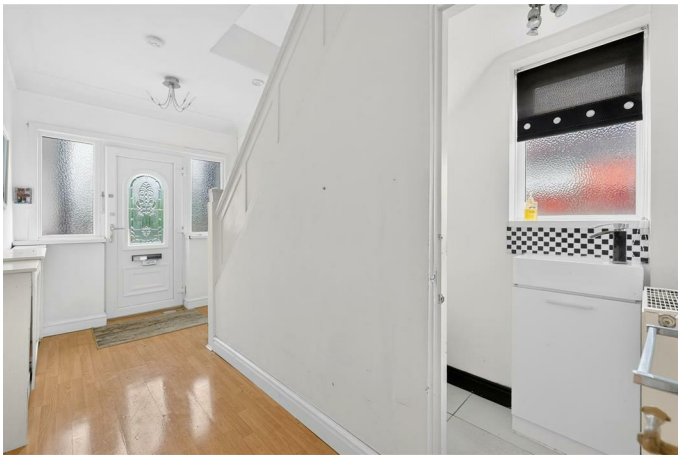
Accommodation Comprises;

Hallway



The welcoming entrance hallway provides a bright and practical introduction to the property, featuring a double-glazed door to the front, attractive laminate flooring and a radiator. Stairs rise to the first floor, while doors lead off to the lounge, dining room, kitchen and convenient cloakroom. The hallway offers a spacious and well-connected entrance, providing easy access to the principal living areas of the home.

Additional Photo

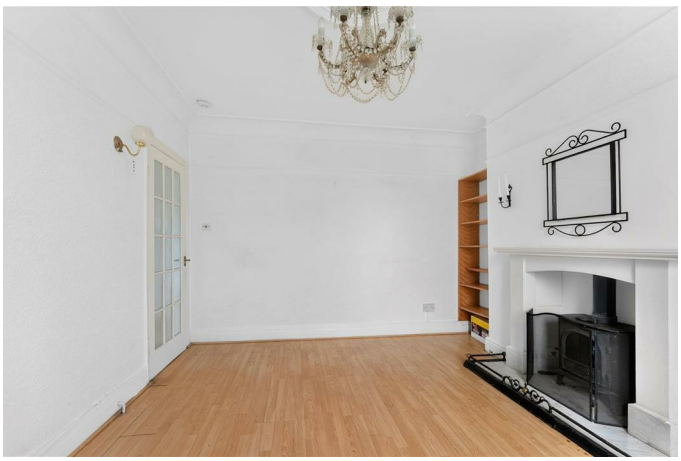


Lounge 14'0" x 12'5" (4.29m x 3.80m)

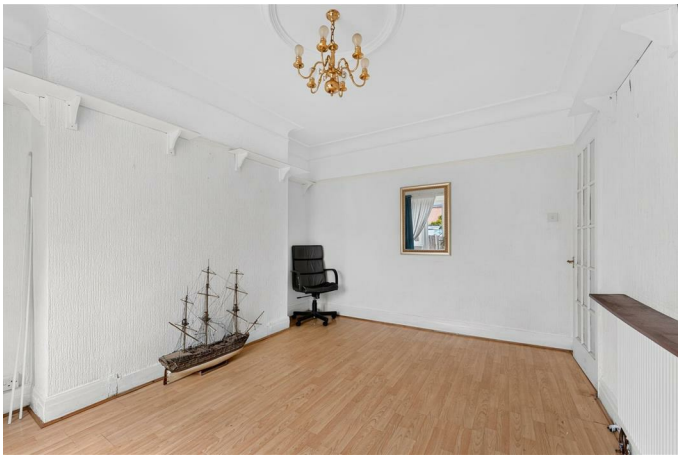


The well-proportioned lounge features a double-glazed window to the front, allowing plenty of natural light into the room. The room benefits from laminate flooring, a radiator, wall lighting and a feature fireplace with an attractive marble hearth, creating a warm and inviting focal point. A TV point is also provided.

Additional Photo



Additional Photo

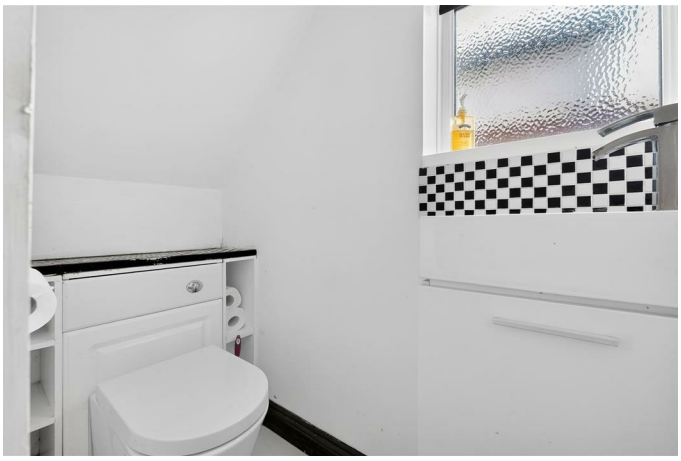


Dining Room 13'2" x 11'3" (4.03m x 3.45m)



The dining room is a bright and inviting space, featuring double-glazed French doors with adjoining side windows overlooking and providing direct access to the rear garden. The room is finished with laminate flooring and benefits from a panelled radiator.

Cloakroom



Kitchen 17'10" x 8'0" (5.46m x 2.46m)



The well-appointed kitchen features a range of wall and base units with complementary work surfaces over, incorporating a composite sink with mixer hose tap. An integrated ‘Gorenje’ cooker with four-ring gas hob and extractor fan over provides a practical cooking area.
There is ample space for a fridge/freezer, additional fridge, washing machine and tumble dryer, providing excellent functionality for modern family living. The room is finished with attractive tiled flooring and benefits from a double panelled radiator.

Additional Photo



Additional Photo

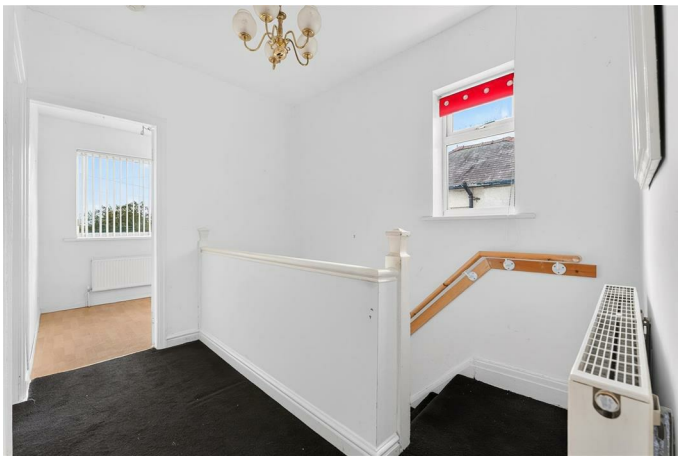


Conservatory 16'5" x 8'9" (5.01m x 2.67m)



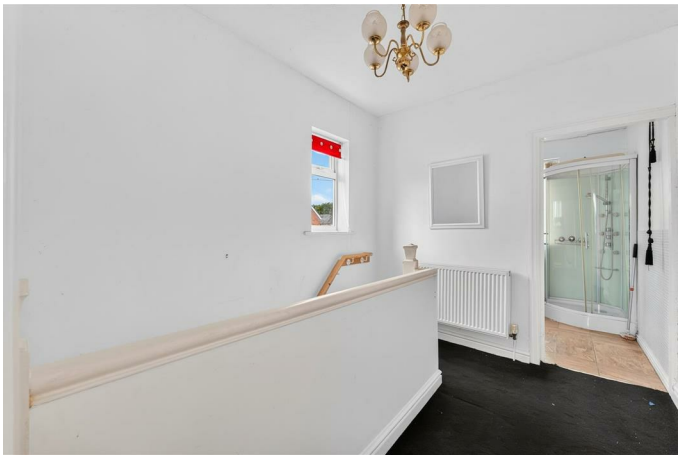
The bright and versatile conservatory features a dwarf brick-built base with double-glazed windows surrounding, creating a light and airy space with views over the rear garden. Double-glazed doors provide direct access onto the garden, making this an ideal space for relaxing or entertaining. The room is finished with laminate flooring and benefits from a ceiling fan, power points and a TV point.

Landing



The first-floor landing features a double-glazed window to the side, allowing natural light into the space, together with a double panelled radiator. Doors lead off to all bedrooms and the family bathroom.

Additional Photo



Bedroom One 12'10" x 12'9" (3.92m x 3.91m)



Bedroom One is a well-proportioned and inviting room featuring a double-glazed window to the front, allowing plenty of natural light. The room benefits from laminate flooring and a double panelled radiator.

Additional Photo



Additional Photo



Bedroom Two 13'2" x 11'6" (4.03m x 3.53m)



Bedroom Two is a bright and comfortable room featuring a double-glazed window to the rear, allowing plenty of natural light. The room is finished with laminate flooring and benefits from a double panelled radiator.

Additional Photo



Bedroom Three 8'4" x 6'7" (2.56m x 2.01m)



Bedroom Three is a well-presented room featuring a double-glazed window to the rear, allowing plenty of natural light. The room benefits from laminate flooring and a double panelled radiator.

Bathroom 7'10" x 7'7" (2.40m x 2.32m)



The family bathroom is fitted with a low-level WC and wash hand basin set within a vanity unit. A walk-in shower cubicle features a mains-fed shower with multiple body jets and a waterfall shower head over, providing a luxurious and relaxing space.
The bathroom is complemented by part-tiled walls, a heated towel rail and double panelled radiator. A double-glazed window to the rear provides natural light, while access to the loft is also available.

To the Front



To the front of the property is a generous driveway providing ample off-road parking for multiple vehicles. Gated access to the side leads through to the rear garden, while fenced boundaries provide a good degree of privacy. The spacious frontage offers both practicality and convenience for modern family living.

At the Rear



To the rear of the property is a pleasant and established garden, featuring a brick-paved patio area leading onto a lawned section with well-stocked shrub borders. A mature tree adds character and greenery, while fenced boundaries provide a good degree of privacy. To the side of the garden is a detached garage, providing useful additional storage or parking space. The garage overs power and lighting with an up and over door to the front. The garden offers an ideal setting for relaxing and entertaining.

Additional Photo



Additional Photo



Additional Photo



Hours Of Business

Our office is open:
Monday to Friday: 9.00am to 5.00pm
Saturday: 9.00am to 2.00pm

Money Laundering Regulatory Checks

By law, we are required to conduct anti-money laundering checks on all potential buyers and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will

securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

Tenure/Council Tax

We understand the property is freehold, although purchasers must make their own enquiries via their solicitor.

The Council tax is payable to Shropshire County Council/Powys County Council/Wrexham Country Council and we believe the property to be in Band C.

To Book a Viewing

Viewing is strictly by appointment, please call our sales office on 01691 679631 to arrange.

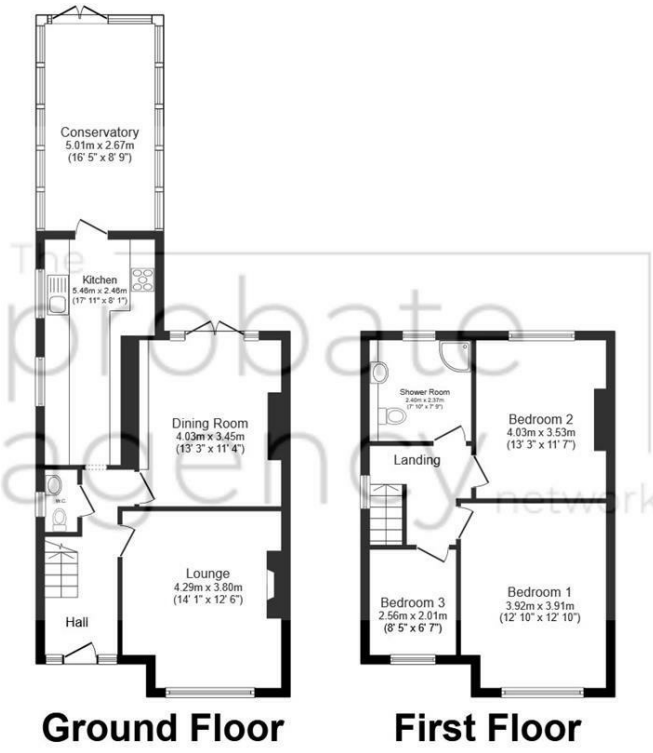
To Make an Offer

Town and Country recommend that a prospective buyer/tenant follows the guidance of the Property Ombudsman and undertakes a physical viewing of the property and does not solely rely on virtual/video information when making their decision. Town and Country also advise it is best practice to view a property in person before making an offer.
To make an offer, please call our sales office on 01691 679631 and speak to a member of the sales team.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.
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 most 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.

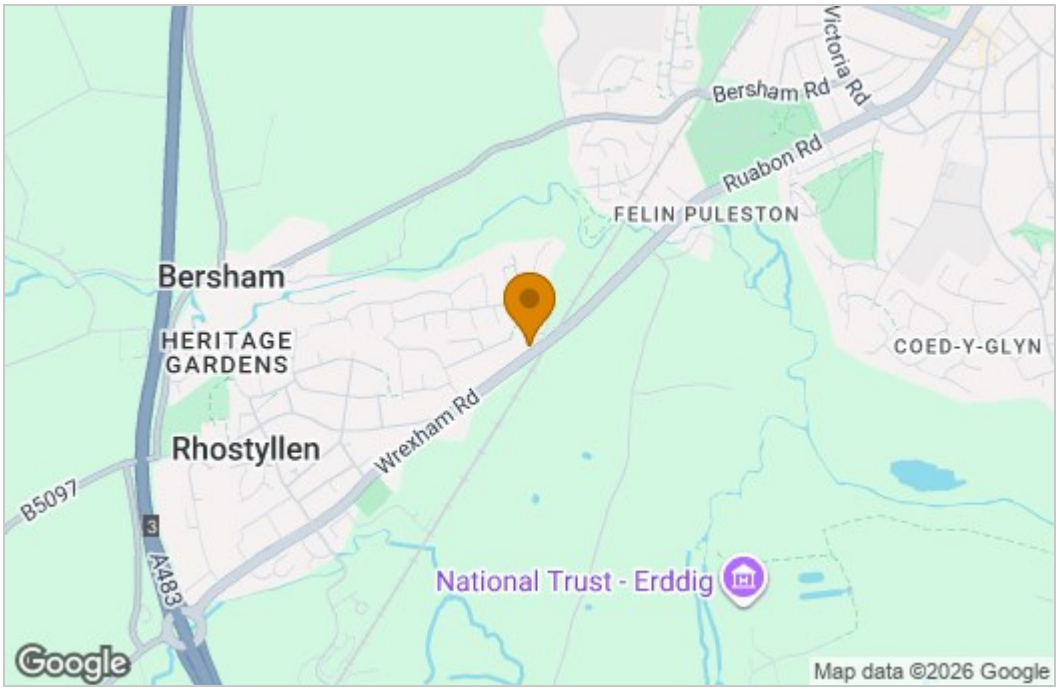
Floor Plan



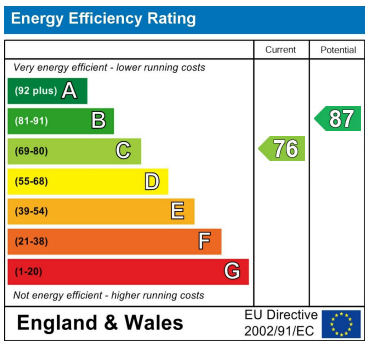
Total floor area 112.6 sq.m. (1,212 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Area Map



Energy Efficiency Graph



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