



68

Wrexham | | LL14 4AD

£240,000

MONOPOLY[®]

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Situated within the popular residential area of Rhostyllen, this four bedroom semi-detached family home offers spacious and versatile accommodation ideal for growing families. In brief, the property comprises an entrance porch, welcoming hallway, sitting room, living room, kitchen, rear porch and a downstairs WC/utility, providing ample ground floor living space. To the first floor, the landing gives access to four well-proportioned bedrooms and a family bathroom. Externally, the property benefits from a driveway to the front providing off-road parking for at least three vehicles, extending alongside the home. To the rear, there is a spacious patio area leading to a detached garage, garden store and a lawned garden, offering excellent outdoor space. Henblas Road is conveniently located in Rhostyllen, just a short distance from Wrexham City Centre. A range of local amenities are within walking distance including shops, eateries and everyday facilities, while Wrexham offers a wider selection of retail, leisure and dining options. The area is well served by transport links, with the A483 nearby providing excellent access to Oswestry, Chester and the wider North West, making it ideal for commuters.

- FOUR BEDROOM SEMI-DETACHED HOME
- ENTRANCE PORCH AND ENTRANCE HALLWAY
- TWO SEPARATE RECEPTION ROOMS
- KITCHEN
- REAR PORCH AND DOWNSTAIRS WC/UTILITY
- FOUR PIECE FAMILY BATHROOM
- SPACIOUS DRIVEWAY
- DETACHED GARAGE
- GENEROUS LAWNED GARDEN AND PATIO
- LOCATED IN RHOSTYLLEN - CLOSE TO WREXHAM CITY CENTRE



Entrance Porch

Accessed via the side of the property a uPVC double glazed arch shaped door leads into the entrance porch with quarry tiled flooring, side light and opening into hallway.

Entrance Hallway

Wooden laminate flooring, panelled radiator, stairs to first floor, ceiling light point, doors to sitting room and living room.

Sitting/Dining Room

UPVC double glazed bay window to the front. Wooden laminate flooring, panelled radiator and ceiling light point.

Living Room

UPVC double glazed bay window to the front. Living flam gas fire with surround, wooden laminate flooring, two wall lights, panelled radiator, built in tv unit and door into kitchen.

Rear Porch

UPVC double glazed door to the rear elevation, wooden laminate flooring, ceiling light point and opening into downstairs WC/utility.

Downstairs WC/Utility

Two piece suite comprising low-level WC and pedestal wash hand basin. Space and plumbing for washing machine, wooden panel concealing combination boiler, wooden laminate flooring, ceiling light point, radiator uPVC double glazed frosted window to rear.

Landing Area

UPVC double glazed window to the side, carpet flooring, access to loft, ceiling light point, doors to four bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation, built in storage cupboard with shelving, carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation, carpet flooring, ceiling light point and panelled radiator.

Bedroom Four/Office

UPVC double glazed window to the rear, wooden laminate flooring and ceiling light point.

Bathroom

Four-piece suite comprising low-level WC, pedestal wash hand basin, panelled bath and mains corner shower cubical. Tiled floor, part-tiled walls, radiator, recessed LED, extractor and uPVC double glazed frosted window top the rear elevation.

Garage

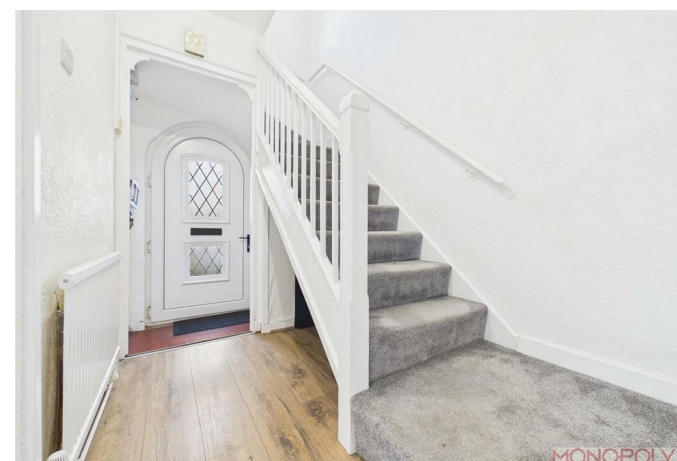
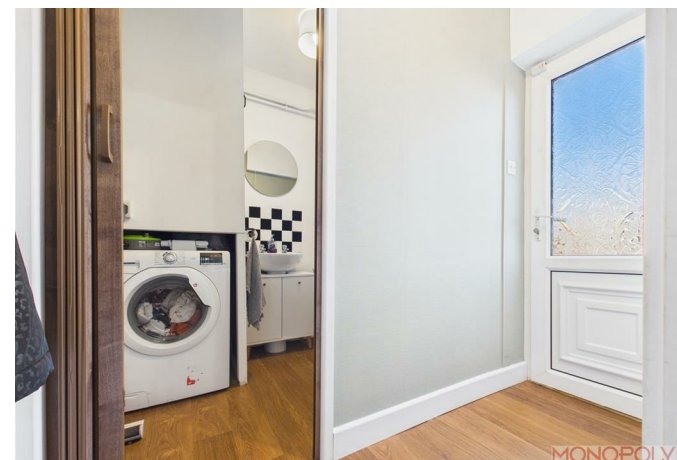
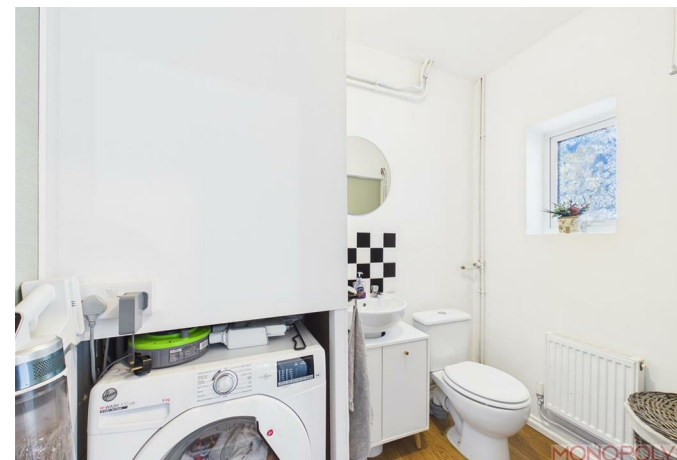
Detached from the home with uPVC double glazed door to the entry, power and lighting.

Garden Store

Attached to the rear of the garage with wooden door, ideal storage space for garden tools.

Outside

To the front elevation there is a gravel and concrete driveway to the front with space for at least three vehicles. There are timber gates leading alongside the property where there is access inside the home and to the rear garden. The concrete area continues





around to the rear. There is space for a small vehicle to drive around the rear of the property if required. There is a generous lawned garden area with a path leading to a further paved patio area. There is a magnolia tree, security lighting, security cameras and an outside tap. To the boundaries are walls and fence panels for added security and privacy.

Additional Information

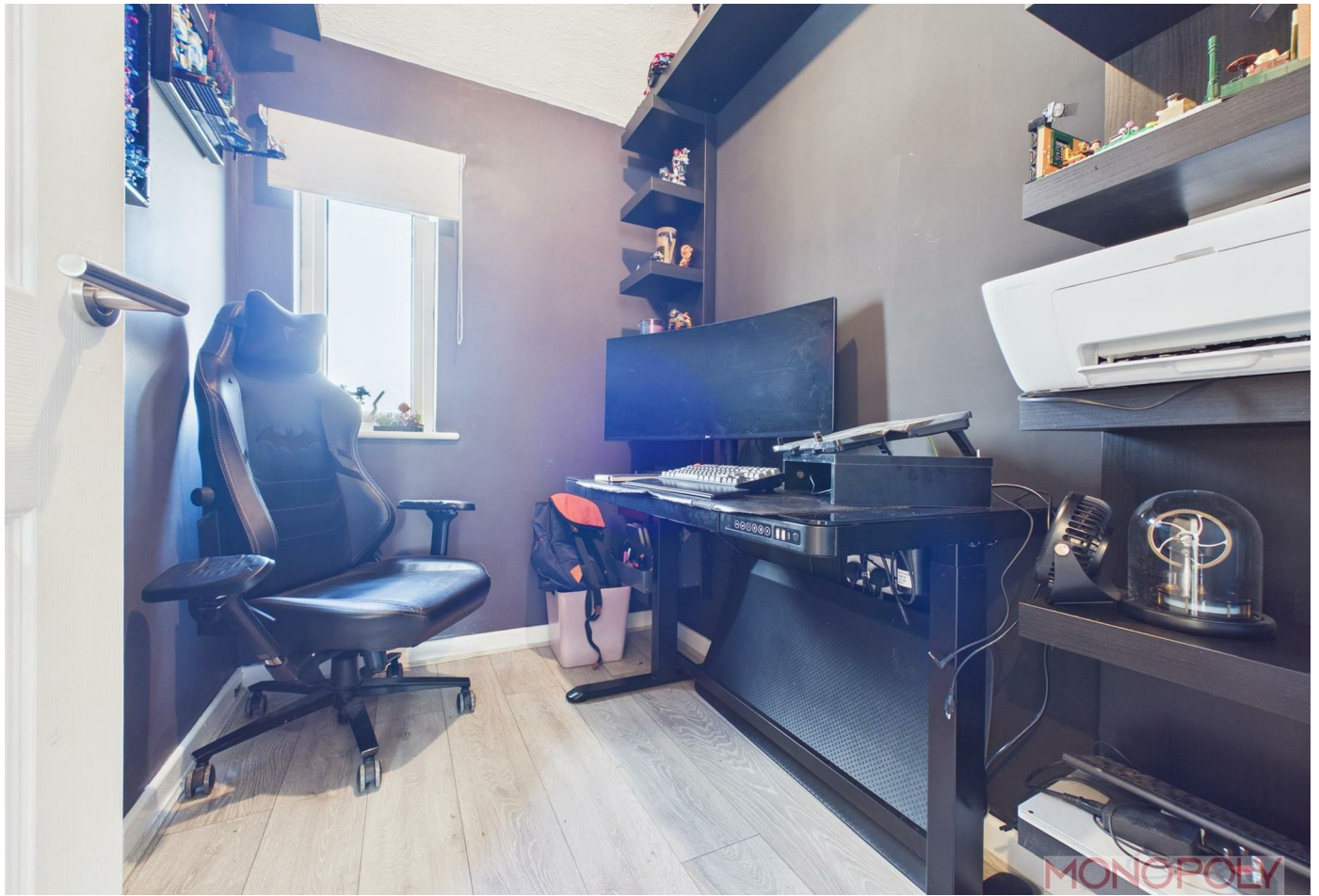
The garage roof has been replaced recently. The boiler combination and is located in the downstairs WC.

Important Information

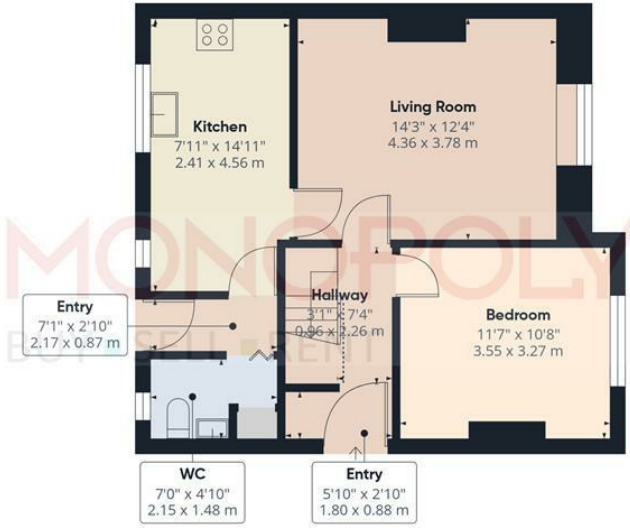
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.









Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾
1250 ft²
116.1 m²

Reduced headroom
11 ft²
1.1 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

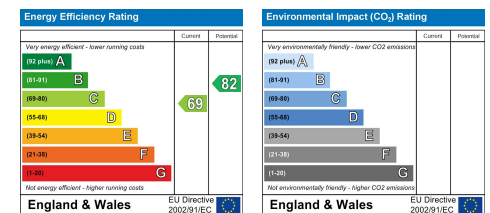
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