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Wrexham | LL14 2HU

Offers In Excess Of £355,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



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Situated in the sought-after village of Rhosllanerchrugog, this deceptively spacious three-bedroom detached family home is presented in immaculate condition throughout. Offering generous and versatile living accommodation, the property has been tastefully maintained and provides an ideal balance of comfort and practicality. In brief, the ground floor comprises an entrance hallway, sitting room, living room, conservatory, and an open-plan kitchen/dining area, perfect for family living and entertaining. There is also a rear porch and downstairs WC. To the first floor are three well-proportioned bedrooms, a family bathroom, and a separate WC. Externally, the property enjoys a spacious driveway with parking for multiple vehicles, a detached garage, and a timber-built garden room with power, ideal as a home office, studio, or bar. There are paved patio areas to both the front and rear, a lawned garden, and established shrubberies, creating a pleasant and private outdoor space. Osborne Street is conveniently located close to the heart of Rhosllanerchrugog, a thriving village offering a range of local amenities, including shops, cafés, schools, and public houses. The location also provides excellent access to Wrexham City Centre, Ruabon train station, and the A483, linking to Chester, Oswestry, and beyond.

- THREE BEDROOM DETACHED HOME
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- SITTING ROOM/LIVING ROOM AND CONSERVATORY
- OPEN PLAN KITCHEN/DINING ROOM
- REAR PORCH AND STORAGE ROOM
- MODERN BATHROOM WITH FREESTANDING BATH AND DOUBLE SHOWER
- GARDEN ROOM
- DETACHED GARAGE AND DRIVEWAY
- IMMACULATE CONDITION THROUGHOUT
- POPULAR RESIDENTIAL LOCATION



### **Entrance Hall**

Composite door leads into entrance hall with uPVC double glazed window to the side elevation, parquet flooring, radiator, wall light, ceiling light point, stairs to first floor, doors to living room and kitchen/dining room.

### **Sitting Room**

UPVC double glazed bay window to the front elevation with venetian blinds. Used as an additional lounge but can also be used as a separate dining area or fourth bedroom. Carpet flooring, ceiling light point and panelled radiator.

### **Living Room**

UPVC double glazed bay window to the front elevation with blinds. Multi-fuel burner set on a granite hearth with wooden mantle. Parquet flooring, ceiling light point, panelled radiator and sliding uPVC double glazed door into the conservatory.

### **Conservatory**

UPVC double glazed triple aspect conservatory with views of the garden area. Tiled flooring, two wall lights, radiator, power sockets and sliding doors to the garden area.

### **Kitchen/Dining Area**

Open plan kitchen/dining with the kitchen housing a range of wall, drawer and base units with complimentary work surface over. Full range of integrated appliances to include fridge, freezer, dishwasher, washing machine, electric, grill, induction hob and extractor above. Composite sink unit with mixer tap. Cupboard housing combination boiler. The dining area has space for a dining table, radiator, cupboard housing electric box, built in shelving and door into side porch. The space is finished with

recessed LED lighting, vinyl flooring and uPVC double glazed window to the rear elevation.

### **Rear Porch**

Storage/cloak cupboard with tiled flooring, lighting and shelf. Door into downstairs WC and composite door leading outside.

### **Downstairs WC**

UPVC double glazed frosted window to the side elevation. Fitted WC, vinyl flooring and electric radiator.

### **Landing Area**

UPVC double glazed window to the side elevation with blinds. Carpet flooring, built in cupboards with shelving, carpet flooring, ceiling light point, doors to bedrooms, bathroom and WC.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

UPVC double glazed window to the front elevation. Built in cupboard with shelving. Wooden laminate flooring, panelled radiator and ceiling light point.

### **Bathroom**

Modern bathroom with three piece suite comprising pedestal wash hand basin, freestanding bath with floor mixer tap and shower head and double walk in shower cubical with mains shower. Fitted light up vanity mirror, half tiled walls, recessed LED lighting, extractor, heated towel rail, radiator and Velux window to the rear.





## WC

Low-level WC, tiled flooring, half tiled walls, radiator, ceiling light point, deep tiled sill with Velux window to the rear.

## Garden Room

Timber constructed garden room with power sockets, lighting and wooden laminate flooring.

## Garage

Detached garage with up and over door, power, lighting and two windows to the side.

## Garden Store

Attached to the rear of the garage access via a uPVC door.

## Outside

A key feature of the home is the generous rear garden, offering an excellent space for relaxation and outdoor entertaining. To the front, there is a paved area and a tarmacadam driveway running alongside the property, providing ample off-road parking. The rear garden is particularly impressive, featuring a spacious paved patio area with an aluminum pergola, a neatly maintained lawn, and a garden room at the far end, perfect for use as a home office, studio, or bar. The garden enjoys a private aspect, being not overlooked from the rear, and is enclosed by fencing and mature hedging for added security and seclusion. Additionally, the outdoor space includes power sockets, external lighting, and an outside tap, enhancing both practicality and convenience.

## Additional Information

The present owners have resided in the property for a number of years maintaining and improving. The Worcester combination boiler has been serviced annually and is located in the kitchen cupboard. The conservatory was installed 10 years ago. There have been new windows, external doors and internal doors installed. There have been new gutters, soffits and facias along with a replacement garage roof and new fencing.

## 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.







MONOPOLY



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Approximate total area<sup>(1)</sup>

1571 ft<sup>2</sup>

145.8 m<sup>2</sup>

Reduced headroom

5 ft<sup>2</sup>

0.5 m<sup>2</sup>



(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.

GIRAFFE360

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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			75
(69-80) C			
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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