



Millbank, 2

Wrexham | LL12 9EE

£425,000

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# Millbank, 2

Wrexham | LL12 9EE

Situated on the highly sought-after Rhyddyn Hill is this substantial five-bedroom detached family home, offered for sale with the added benefit of no onward chain. The property offers versatile and spacious accommodation, ideal for those looking to modernise and create their perfect family home. In brief, the ground floor comprises an entrance porch, hallway, downstairs shower room, spacious lounge, light-filled garden room, kitchen with breakfast area, separate dining room, utility, and side porch - providing generous and flexible living space throughout the ground floor. To the first floor, a mid-landing leads to bedroom five, which could also be used as a home office or hobby room. The main landing gives access to four further double bedrooms and a family bathroom. Externally, the property is approached via a sweeping driveway providing ample parking and leading to a double garage. There is also a brick-built garden store and timber workshop, ideal for storage or creative use. The well-established gardens extend to the front and both sides, featuring lawns, mature shrubs, and trees, with the elevated position providing pleasant views across the surrounding area. Rhyddyn Hill is perfectly positioned within walking distance of Caergwrle and Hope villages, both offering an array of local amenities, shops, and cafés. The area is also well-regarded for its excellent schools, including Castell Alun High School, and provides easy access to transport links connecting to Wrexham, Mold, Chester and Liverpool. A superb opportunity to acquire a generously proportioned home in one of the area's most desirable locations - early viewing is highly recommended.

- FIVE BEDROOM DETACHED FAMILY HOME
- ELEVATED POSITION WITH VIEWS
- ENTRANCE PORCH/SIDE PORCH/HALLWAY
- DOWNSTAIRS SHOWER ROOM
- LIVING ROOM WITH LOG BURNER - GARDEN ROOM
- KITCHEN/BREAKFAST ROOM, UTILITY AND SEPERATE DINING ROOM
- DOUBLE BEDROOMS
- DOUBLE GARAGE, GARDEN STORAGE AND TIMBER BUILT WORKSHOP
- ESTABLISHED, PLEASANT GARDEN AREAS
- NO ONWARD CHAIN!



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### **Entrance Porch**

UPVC double glazed door with side panel leads into entrance porch. Carpet flooring, radiator, ceiling light point, door into downstairs shower room and bi-fold wooden door into hallway.

### **Entrance Hall**

Open tread staircase leads to mid-landing area. Carpet flooring, ceiling light point, panelled radiator, alcove with light and shelving, doors to lounge and dining room.

### **Downstairs WC**

Three piece suite comprising low-level WC, floating wash hand basin and mains shower. Two cupboards; one housing 'Worcester' boiler and the other with rail and shelf. Carpet flooring, ceiling light point, part-tiled walls and sill radiator and frosted window to the front.

### **Living Room**

UPVC double glazed sliding doors to the front of the property, uPVC double glazed window and French doors into the garden room. Log burner sat in exposed brick wall on a marble hearth. Carpet flooring, two ceiling light points and two wall mounted vertical radiators.

### **Garden Room**

A bright and versatile space enjoying a full glass roof and windows and doors to the rear courtyard and front elevation with views of the garden. Finished with tiled flooring, wall lighting and power sockets. Underfloor heating.

### **Kitchen/Breakfast Room**

Housing a range of wall, drawer and base units with work surface over. 1.5 stainless steel sink unit with drainer and mixer tap. Integrated eye-level oven, gas hob, space for fridge freezer and space for washing

machine. Space for breakfast table. Two windows to the front, door into utility, rear porch, door and opening to dining room.

### **Dining Room**

Window to the rear, carpet flooring, radiator, ceiling light point, opening into breakfast room.

### **Utility**

Spacious room with window into side porch. Belfast sink unit, space and plumbing for washing machine and tumble dryer, ceiling light point and tiled floor.

### **Side Porch**

UPVC double glazed door to the front with side panel. Sky-light and window to side. Quarry tiled flooring, power sockets, ceiling light point, cupboard housing meters.

### **Mid-Landing**

Mid landing area with floor to ceiling window to the side rear terrace area. Sky-light, carpet flooring and door into bedroom five/office.

### **Bedroom Five/Office**

Window to the side plus sky-light. Carpet flooring, panelled radiator and ceiling light point.

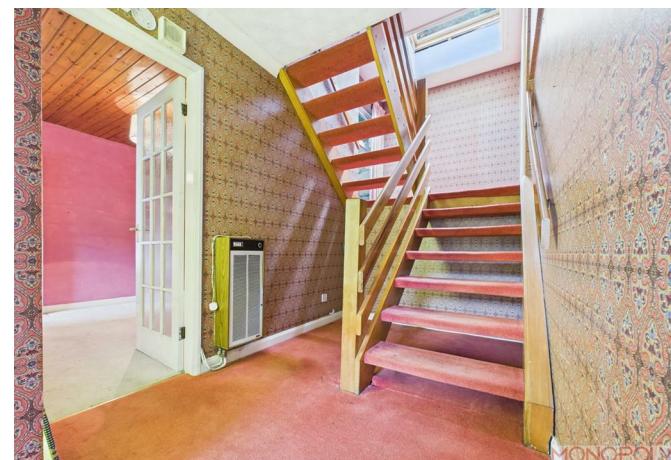
### **Landing Area**

Wall light, ceiling light point, sky-light, carpet, doors to four bedrooms and bathroom.

### **Bedroom One**

Two wooden tilting windows to the front and side elevation with lovely views. Sink unit sat on a vanity storage unit. Built in storage housing hot water cylinder and shelving. Alcove with floor to ceiling built in wardrobes with rails and shelving. Finished with carpet flooring, ceiling light point and additional light in dressing area.





#### **Bedroom Two**

UPVC double glazed window to the side elevation. Built in sliding door wardrobes with rails and shelving. Carpet flooring, panelled radiator, ceiling light point and access to loft.

#### **Bedroom Three**

Wooden tilted windows to the front elevation with views. Built in sliding door wardrobe with rails and shelving. Carpet flooring, panelled radiator and ceiling light point.

#### **Bedroom Four**

Window to the side, built in cupboard with shelving, carpet flooring, radiator and ceiling light point.

#### **Bathroom**

Spacious bathroom with wooden tilted window to the front. Three piece suite with low-level WC, floating wash hand basin and panelled bath with mixer tap shower head. Shave point, ceiling light point, 1/2 tiled walls, and carpet flooring.

#### **Garage**

Double garage with up and over door, power and lighting.

#### **Timber Workshop**

Timber built workshop area with power.

#### **Outside**

The property is approached via a tarmacadam driveway with ample space for parking along with access to a double garage. The gardens for the home are located to the front and either side of the home. There are multi-levels to the gardens with steps leading to the elevated levels. To the right there is a pleasant orchard area where there is a detached timber workshop, detached brick built garden store with an outside tap. There is a path that leads to the rear of the home where there is a courtyard area. To the left side there is a coal storage area, steps lead up to a further courtyard area, vegetable patch, orchard area, lawned area and further timber shed. To the front there is a pleasant lawn area with pathways and steps leading off. There is an array of established trees and shrubberies surrounding the property offering privacy. There are pleasant elevated views to the front.

#### **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.

#### **Additional Information**



Loft Insulation... Probate granted







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Energy Efficiency Rating		
	Current	Provisional
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(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	Provisional
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		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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