



## Hall Lane, Rhosllanerchrugog LL14 1TG

### £500,000

Situated on Hall Lane in Rhosllanerchrugog, this impressive detached family home offers an exceptional amount of living space, perfectly suited to modern family life.

The property features six spacious double bedrooms, providing generous accommodation for larger families or those requiring flexible living arrangements. Two well-proportioned reception rooms offer versatile spaces for relaxing, entertaining, or creating a dedicated home office or playroom.

At the heart of the home is a well-sized kitchen with a breakfast area, ideal for everyday family dining and social gatherings.

To the rear, the beautifully maintained landscaped garden provides a private outdoor retreat, perfect for enjoying the warmer months, entertaining guests, or simply unwinding in peaceful surroundings.

The property also benefits from ample off-road parking for multiple vehicles, adding convenience for both residents and visitors.

Combining generous accommodation with excellent outdoor space in a convenient location, this impressive home presents a fantastic opportunity for families seeking comfort, flexibility, and a property they can truly make their own.

- IMPRESSIVE DETACHED SIX BEDROOM FAMILY HOME
- LANDSCAPED REAR GARDEN
- KITCHEN/BREAKFAST ROOM
- TWO DOUBLE BEDROOMS WITH ENSUITES
- DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- EXTENDED DINING ROOM



## Entrance Hallway

Wooden external door with double glazed window, wood effect flooring, stairs to first floor landing, doors to

## Living Room

Fireplace, double glazed window to front, radiator

## Kitchen/Breakfast Room

Range of wall base and drawer units, integrated oven and hob with extractor fan over, space for American-Style fridge/freezer, slate effect tiled flooring, two double glazed windows to the rear, external door to side, door to

## Dining Room

Double glazed external sliding doors, double glazed window to rear, two double glazed skylights, radiator, wood effect flooring

## First Floor Landing

Double glazed window, carpet flooring, radiator, stairs to second floor, doors to

## Bedroom One

Double glazed window to front, built in wardrobe, radiator, carpet flooring, door to

## Ensuite

Wet room with shower, low level W.C and wash hand basin

## Bedroom Two

Double glazed window to front, radiator, carpet flooring

## Bedroom Three

Double glazed window to rear, radiator, carpet flooring

## Bedroom Four

Double glazed window to rear, radiator, carpet flooring

## Second Floor Landing

Carpet flooring, doors to

## Bedroom Five

Double glazed window to front, double glazed skylight window, radiator, carpet flooring, door to

## Ensuite

Three piece suite comprising of low level W.C, wash hand basin, panelled bath, double glazed skylight window, tiled flooring

## Bedroom Six

Double glazed window to front, double glazed skylight window, radiator, carpet flooring

## Bathroom

Low level W.C, wash hand basin, tiled corner bath, walk in shower, double glazed window to rear, heated towel rail, fully tiled walls, tiled flooring

## Outside

Gated access at the side of the property leading to the rear garden

The rear garden features an artificial lawn bordered by paved patio areas and a decking area, gate leading to another patio area with artificial lawn area and brick outbuilding

## Additional Information

Three year old gas combi boiler

## Important Information

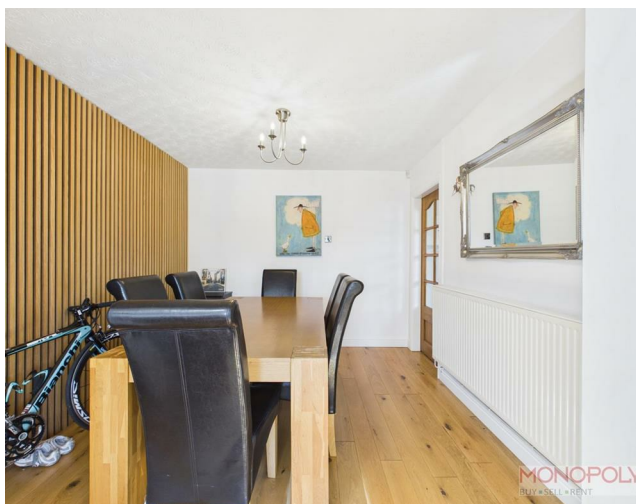
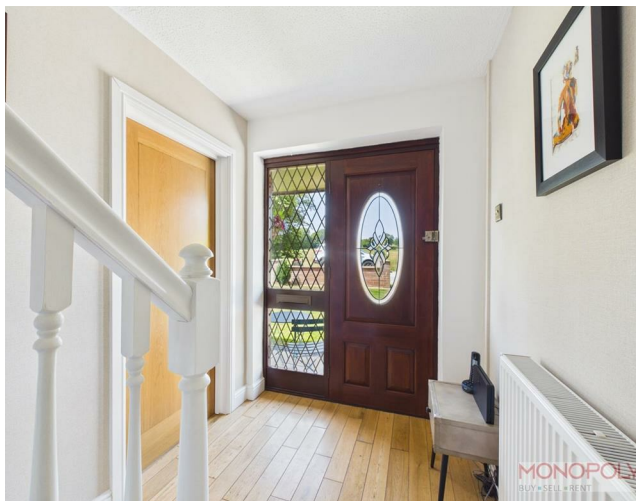
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

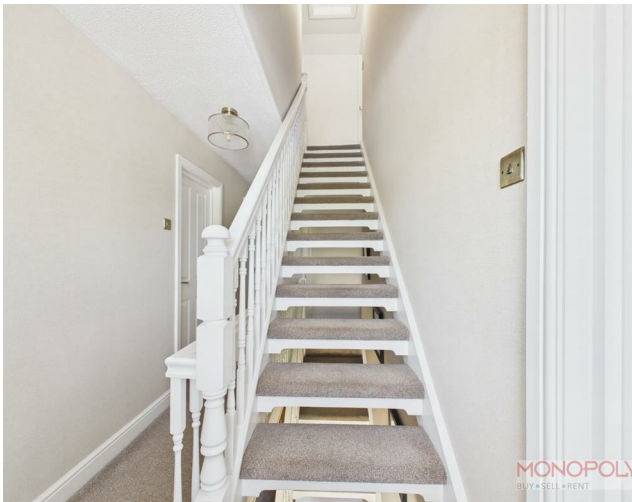
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the

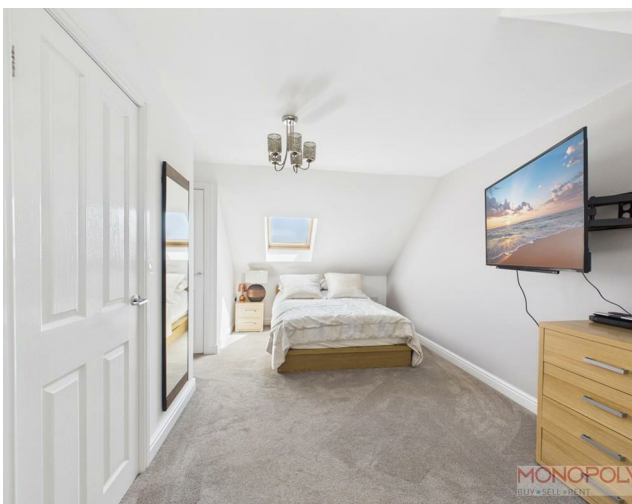


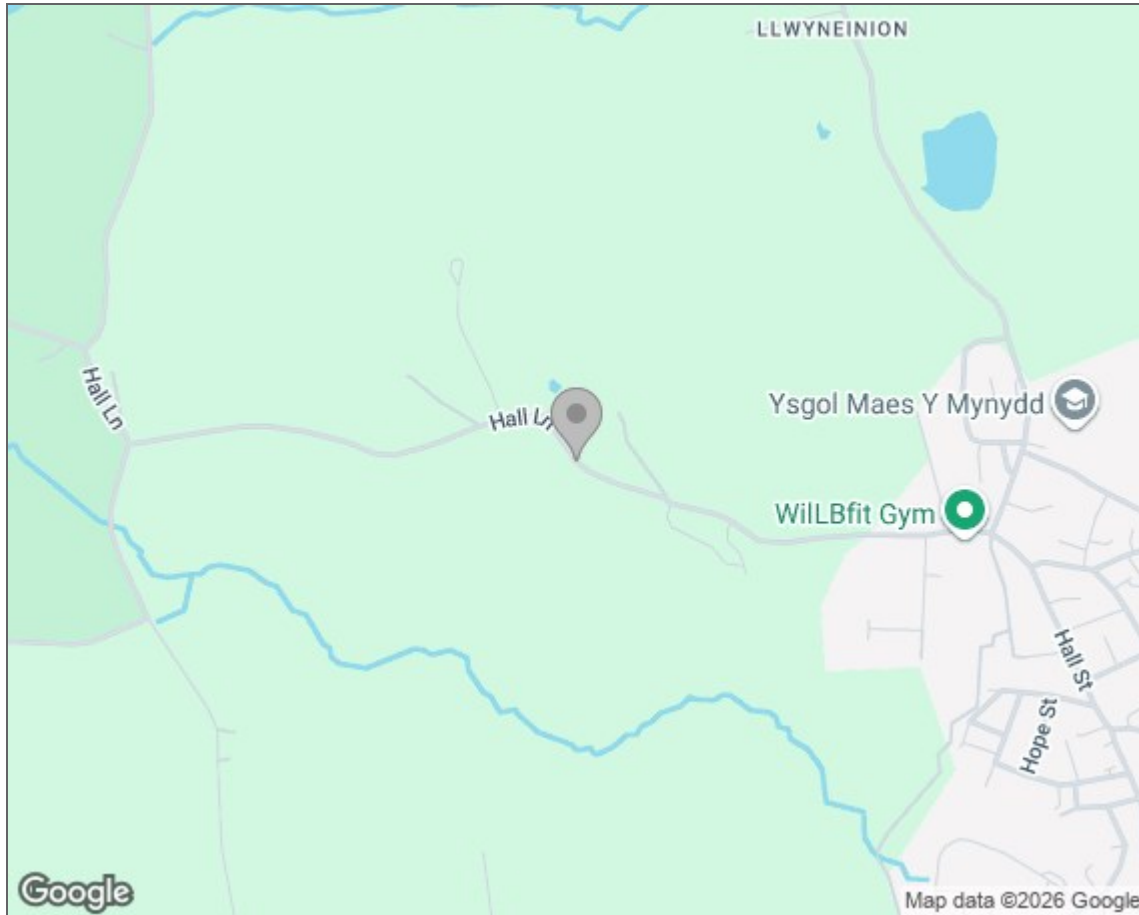
purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised 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.











Energy Efficiency Rating		Current	Potential
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	Potential
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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