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Wrexham | LL11 2EZ

£265,950

MONOPOLY[®]

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Located on the sought-after Top Farm Road in Rhosrobin, this beautifully presented four-bedroom detached family home offers spacious and versatile living accommodation, finished to a high standard throughout. The property has been thoughtfully upgraded by the current owners, with improvements including a newly installed boiler, modern kitchen and bathrooms, and professionally landscaped gardens. The ground floor accommodation comprises an entrance hallway with under-stairs storage, a convenient downstairs WC, a well-proportioned lounge with a separate dining room, and a contemporary kitchen with adjoining utility room. Upstairs, the first-floor landing features a built-in airing cupboard and leads to four generously sized bedrooms, including three doubles. The principal bedroom benefits from an en-suite shower room, while the stylish four-piece family bathroom has been recently upgraded with a modern finish. Externally, the property enjoys a neat lawned garden and a covered porch to the front, with a driveway providing off-road parking and access to a detached garage. The rear garden has been attractively landscaped to include a newly laid patio, lawned area, and planted borders - offering a private and low-maintenance outdoor space perfect for relaxing or entertaining. Rhosrobin is a desirable residential village on the outskirts of Wrexham, popular with families due to its easy access to nearby amenities. The area is well-served by local schools, shops, and public transport, and lies within convenient reach of Wrexham city centre and the A483 for excellent road links to Chester, Oswestry, and beyond.

- FOUR BEDROOM DETACHED FAMILY HOME
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- LIVING AND DINING ROOM
- NEWLY FITTED KITCHEN AND SEPARATE UTILITY
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER
- MODERN FOUR-PIECE BATHROOM
- GARDENS TO FRONT AND REAR
- DETACHED GARAGE
- DRIVEWAY
- POPULAR RESIDENTIAL LOCATION



Entrance Hall

Composite door leads to spacious entrance hallway. Useful show storage cupboard with shelving, understairs storage area, wooden laminate flooring, panelled radiator and ceiling light point. Doors to kitchen, lounge, downstairs WC and stairs rising to first floor.

Living Room

UPVC double glazed window to the front elevation. Electric fireplace sat on marble hearth and surround. Wooden laminate flooring, ceiling light point and panelled radiator. Hardwood glazed French style doors leading into dining area.

Dining Room

UPVC double glazed French style doors leading to garden area. Wooden laminate flooring, panelled radiator and ceiling light point. Ample space for kitchen. Door into kitchen and hardwood French style doors into lounge.

Kitchen

A newly fitted kitchen featuring an extensive range of wall, base, and drawer units with a premium quartz work surface, incorporating pull-out pan drawers and a built-in spice rack. Integrated appliances include a dishwasher, five-ring gas hob with quartz splashback and extractor hood, and an eye-level electric double oven with grill. There is space for a freestanding fridge freezer, while the stainless steel inset sink with mixer tap is complemented by a quartz drainer. Additional features include gloss tiled flooring, brick-style splashback tiling, ceiling light point, and a panelled radiator. A uPVC double glazed window overlooks the rear elevation, with doors providing access to the utility, dining room, and hallway.

Utility

Fitted with a range of base and wall units topped with complimentary work surface, this practical utility room includes space and plumbing for a washing machine and tumble dryer. Stainless steel sink with drainer and

mixer tap. The recently upgraded Worcester combination boiler is neatly housed within a cupboard. Additional features include gloss tiled flooring, ceiling light point, an extractor fan, and a composite frosted door providing side access to the property.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Wooden laminate flooring, ceiling light point, panelled radiator and frosted uPVC double glazed window to the front elevation.

Landing Area

UPVC double glazed window to the side elevation. Access to loft with pull-down ladder and lighting. Airing cupboard with ceiling light and panelled radiator. Doors to bedrooms and bathroom.

Principal Bedroom

UPVC double glazed window to the front elevation with venetian blinds. Fitted with a range of wardrobes with clothing rails and shelving. Carpet flooring, ceiling light point, and panelled radiator. Door into en-suite.

En-suite

Three piece suite en-suite shower room comprising of a low-level WC, wash hand basin set on a vanity unit with storage drawers and double shower cubical with glass screen. Finished with a heated towel rail, tiled flooring and walls, recessed LED lighting, extractor and fitted vanity mirror.

Bedroom Two

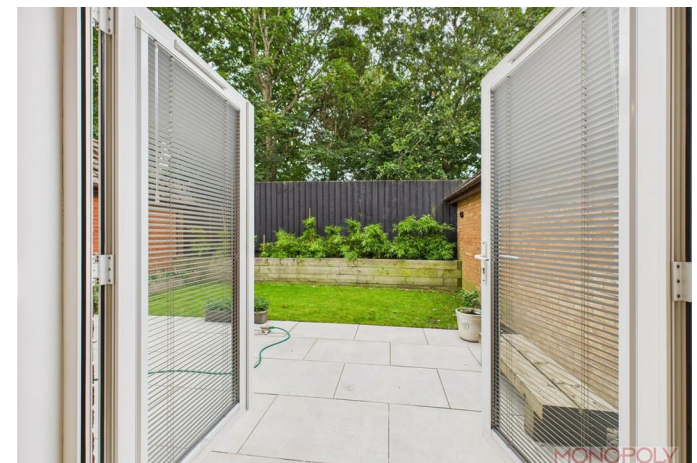
UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

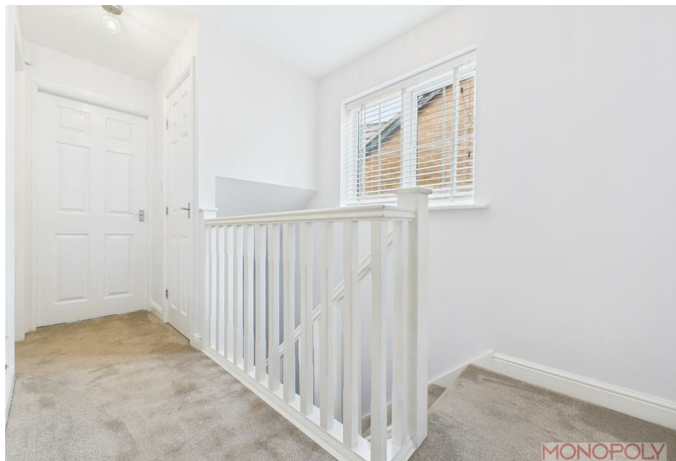
Bedroom Three

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

Bedroom Four

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





Bathroom

Newly fitted four-piece bathroom suite comprising a low-level WC, panelled bath with detachable shower hose, wash hand basin set on a vanity unit with storage drawers, and a corner electric shower cubicle. The room is finished with patterned tiled flooring, marble-effect vertical tiling within the shower area, and complementary brick-style tiles to the remaining walls. Additional features include a chrome heated towel rail, extractor fan, fitted vanity mirror, recessed LED lighting, and a frosted uPVC double-glazed window to the side elevation.

Detached Garage

Detached brick built garage with pitched roof. Up and over door with three strip light, power sockets and hardwood glazed door into garden area.

Outside

To the front of the property is a neatly maintained lawn and a sheltered entrance porch with paved steps, creating a welcoming approach. A tarmac driveway provides off-road parking for two vehicles and leads to a detached garage, with external lighting for added security. A timber side gate offers convenient access to the rear garden. The rear garden has been thoughtfully landscaped and features a generous paved patio - ideal for outdoor seating and entertaining - alongside a lawned area and raised sleeper beds with established shrubs. Additional features include outdoor power sockets, a water tap, and timber fencing to the boundary, offering both privacy and practicality.

Additional Information

The current owners have made a number of improvements to the home including new kitchen, utility, bathroom, ensuite, front door, upgraded combination boiler and landscaping to the rear. The property is freehold.

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.

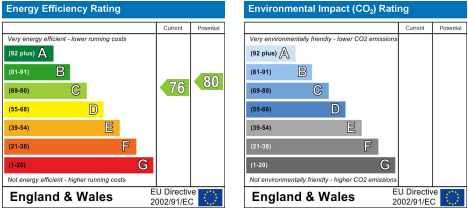


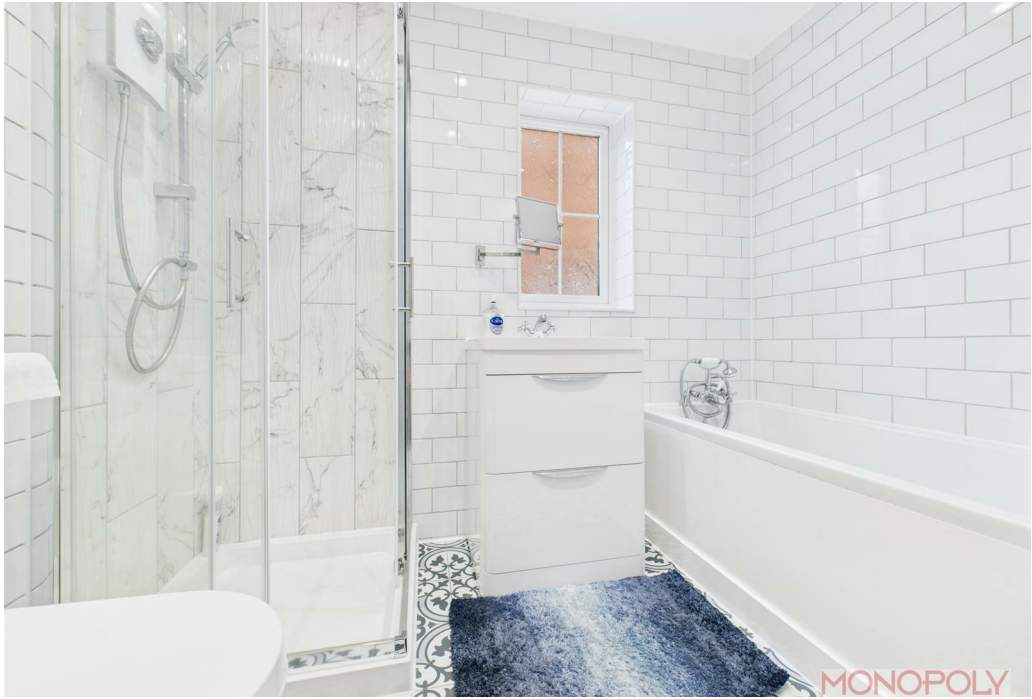


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