



**Gwelfry**

Wrexham | LL14 2HU

£240,000

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Situated in the popular residential area of Rhosllanerchrogog, this three-bedroom detached family home is offered for sale with the added benefit of no onward chain. Having been a much-loved family home for over 45 years, the property has been well maintained and offers spacious, versatile accommodation with excellent potential. In brief, the ground floor comprises an entrance porch and welcoming hallway, downstairs WC, kitchen/breakfast room, dining room, living room and conservatory, providing ample living and entertaining space. In addition, there is a further sitting room which could be utilised as a ground floor bedroom if required, without compromising the generous ground floor accommodation. To the first floor, a landing with a large storage cupboard leads to two further double bedrooms and a four-piece family shower room. Externally, the property benefits from a gated driveway and patio areas to the front and sides, with access leading to the rear garden. The rear garden has been attractively landscaped and features a detached garden store, block-paved patio area and steps rising to a tiered garden with a sweeping gravel pathway, established shrubs and mature trees, creating a private and well-structured outdoor space. Osbourne Street is a well-regarded location, characterised by a distinctive mix of individual homes. A wide range of local amenities are within walking distance, including shops, schools, eateries and medical centres. The property is also conveniently positioned for countryside walks within and around Rhosllanerchrogog, while the A483 is a short drive away, providing excellent transport links to Wrexham, Chester and beyond.

- SPACIOUS THREE BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- SPACIOUS ENTRANCE PORCH AND HALLWAY
- DOWNSTAIRS WC
- SPACIOUS LIVING AREA
- DINING ROOM
- CONSERVATORY
- KITCHEN/BREAKFAST ROOM
- GROUND FLOOR BEDROOM/ADDITIONAL SITTING ROOM
- TWO DOUBLE BEDROOMS AND FOUR PIECE BATHROOM
- DRIVEWAY, GARDEN AND DETACHED STORE



### **Entrance porch**

UPVC double glazed door leading into the entrance porch with tiled flooring and wall light.

### **Entrance Hall**

Hardwood door leading into spacious entrance hall with two windows to the side elevation. Under stairs storage cupboard, carpet flooring, ceiling light point and two panelled radiators. Doors into downstairs W/C, ground floor bedroom, living room, dining room and kitchen/breakfast room.

### **Living Room**

UPVC double glazed bay window to the front elevation and window to the side elevation. Gas fire set on a tiled hearth with brick surround and slate mantle shelving. Two ceiling light points, two alcove lights, carpet flooring, panelled radiator and glazed hardwood sliding doors into dining room.

### **Dining Room**

Window to the side elevation. Ceiling light point, carpet flooring, panelled radiator and hardwood sliding door into the conservatory.

### **Conservatory**

Solid wooden built conservatory with polycarbonate roof, tiled floor, panelled radiator, wall light, power sockets and sliding hardwood doors into the garden area.

### **Kitchen/Breakfast Room**

Spacious kitchen/breakfast room housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances include gas oven, gas grill, gas hob and extractor over. Space for further appliances include plumbing for dishwasher, washing machine and space for fridge. Storage cupboard housing hot water cylinder and shelving, cupboard housing boiler, tiled flooring, two ceiling

light points, panelled radiator, splash back tiling, two windows to the side and rear and hardwood door leading to rear garden area.

### **Sitting Room/Ground Floor Bedroom**

UPVC double glazed window to the front elevation. Recessed LED lighting, carpet flooring, panelled radiator and electric fire with surround. Presently used as an additional reception room but could be utilised as a third bedroom.

### **Downstairs WC**

Two piece suite comprising low-level WC and wash hand basin. Window to side, ceiling light point, tiled flooring, tiled walls and panelled radiator.

### **Landing Area**

Two uPVC double glazed windows to the front and rear elevation. Spacious storage cupboard with clothing rail, ceiling light and shelving. Two ceiling light points, panelled radiator and carpet flooring. Doors leading into two double bedrooms and shower room.

### **Bedroom One**

UPVC double glazed window to the front elevation. Pedestal wash hand basin with tiled splash back storage cupboard, wall mounted light and shave point. Finished with carpet flooring, ceiling light point, and panelled radiator.

### **Bedroom Two**

UPVC double glazed window to the rear elevation. Fitted built-in wardrobes with sliding doors shelving and rails. Finished with carpet flooring, ceiling light point and panelled radiator.

### **Family Shower Room**

Four piece suite shower room comprising a low-level WC, wash hand pedestal basin, bidet, and a





double walk-in shower cubicle with electric shower. Airing cupboard with shelving and solar powered hot water tank. Finished with traditional heated towel rail, access to loft, tiled floor, tiled walls and windowsill, ceiling light point and uPVC double glazed frosted window to the side elevation.

#### **Detached Garden Store**

From the kitchen door a sheltered porch area leads to a detached garden store with two wooden doors giving access to storage rooms useful for additional white goods or garden storage with power access.

#### **Outside**

To the front, wrought iron double gates open onto a paved driveway providing off-road parking, complemented by a patio area to the front of the property. Gated access is available on both sides of the home, leading through to the rear garden. The rear garden has been attractively arranged and features a block-paved patio area, garden store and steps rising to a pleasant tiered garden. A gently sweeping gravel pathway leads through established shrubs and mature trees to the upper level, creating an attractive and well-structured outdoor space offering both privacy and interest.

#### **Additional Information**

The home has been in the same family for 45 years and has been maintained during that time. The boiler has been serviced annually and is located in the kitchen. There is a hot water cylinder also located in the kitchen and a solar powered hot water tank in the bathroom.

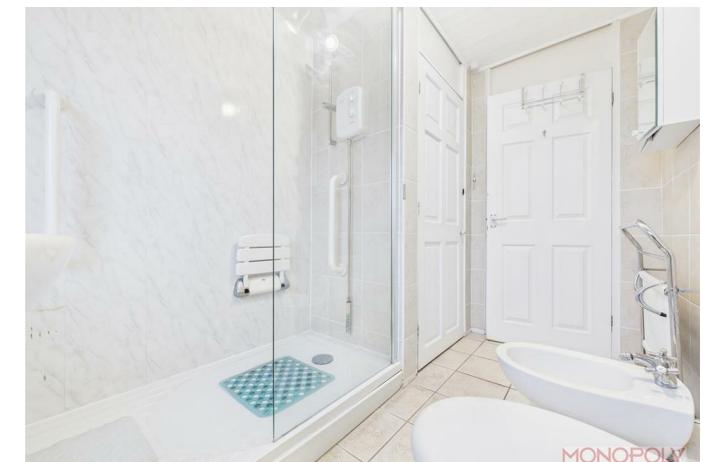
#### **Important Information**

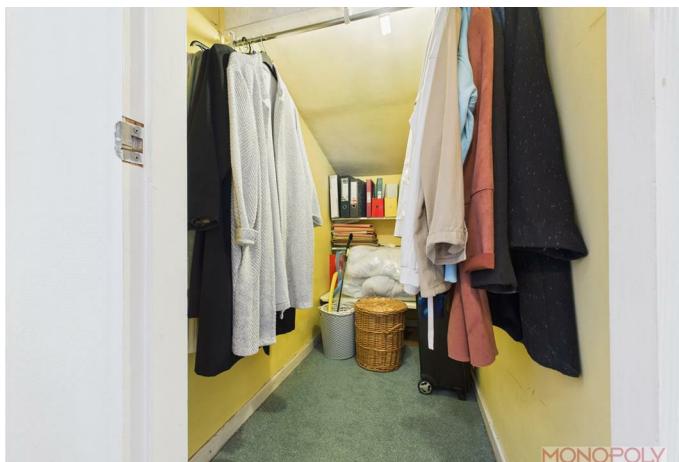
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**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from 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.









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

1414 ft<sup>2</sup>

131.5 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	(B2 plus)	A	
(B1-91)	B		
(89-80)	C		
(79-69)	D		
(69-54)	E		
(54-34)	F		
(21-0)	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	(B2 plus)	A	
(B1-91)	B		
(89-80)	C		
(79-69)	D		
(69-54)	E		
(54-34)	F		
(21-0)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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