



24

Wrexham | | LL14 4FH

£200,000

**MONOPOLY**<sup>®</sup>

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# 24

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Situated within a quiet cul-de-sac on a popular modern development in Rhostyllen is this well-presented two double bedroom semi-detached home, ideal for first time buyers. Built in 2011, the property has been well maintained and offers ready-to-move-into accommodation. In brief, the accommodation comprises an entrance hallway, downstairs WC, spacious living room and a contemporary kitchen/dining room to the rear. To the first floor, a landing leads to two well-proportioned double bedrooms and a modern family bathroom. Externally, the property enjoys a pleasant position with greenery to the front, along with landscaped gardens to both the front and rear. A driveway provides off-road parking for two to three vehicles. Glan Yr Afon is a sought-after development within Rhostyllen, offering a range of local amenities within walking distance, including shops, schools and everyday conveniences. Wrexham City Centre is just a short drive away, and the nearby A483 provides excellent transport links to Chester, Oswestry and further afield, making this an ideal location for commuters.

- TWO BEDROOM SEMI-DETACHED HOME
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- LIVING ROOM
- KITCHEN/DINING ROOM
- DOUBLE BEDROOMS WITH STORAGE
- MODERN BATHROOM
- DRIVEWAY AND GARDENS TO FRONT AND REAR
- CUL-DE-SAC LOCATION IN RHOSTYLLEN



### Entrance Hallway

Composite door leads into entrance hallway with under-stairs storage area, porcelain wood effect tiled flooring, two ceiling light points, radiator, stairs to first floor and doors into kitchen, living room and downstairs WC.

### Living Room

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

### Downstairs WC

Two piece suite comprising low-level WC and wash hand basin set over storage. Tiled wood effect flooring, ceiling light point, chrome heated towel rail and uPVC double glazed frosted window to the rear.

### Kitchen/Dining

UPVC double glazed window to the rear elevation with venetian blinds and French doors to the garden. Housing a range of wall, drawer and base units with complimentary wooden work-surfaces over with an additional built in table. Integrated appliances include dishwasher, electric oven, five ring gas hob and extractor over. Space for fridge freezer, space and plumbing for washing machine. Composite sink unit with mixer tap over. Continuation of tiled flooring, recessed LED lighting, brick-style splash-back tiling, under-cabinet lighting and panelled radiator.

### Landing Area

UPVC double glazed window to the side with venetian blinds. Access to loft which is boarded with a ladder and light. Storage cupboard with shelving. Carpet flooring, ceiling light point and doors to bedrooms and bathroom.

### Bedroom One

Two uPVC double glazed windows to the front

elevation with venetian blinds. Housing a range of fitted wardrobes with drawer and rails. Built in storage cupboard. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Two

Spacious bedroom with uPVC double glazed window to the rear elevation with venetian blinds. Carpet flooring, ceiling light point and panelled radiator.

### Bathroom

Three piece suite comprising low-level WC, wash hand basin set over storage and panelled bath with shower over. Heated towel rail, vinyl flooring, extractor, ceiling light point and uPVC double glazed frosted window to the rear.

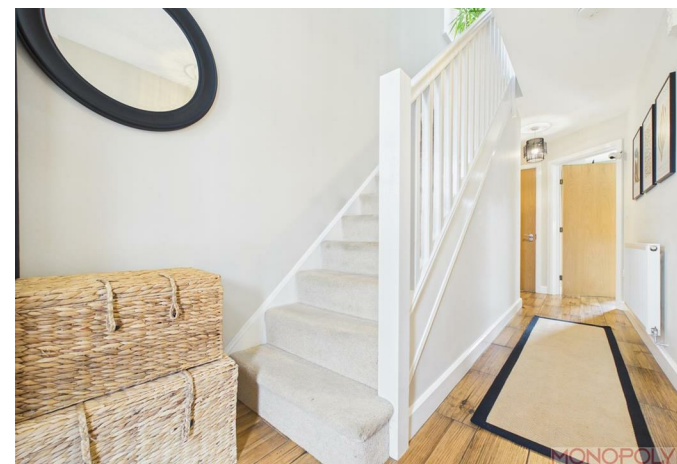
### Outside

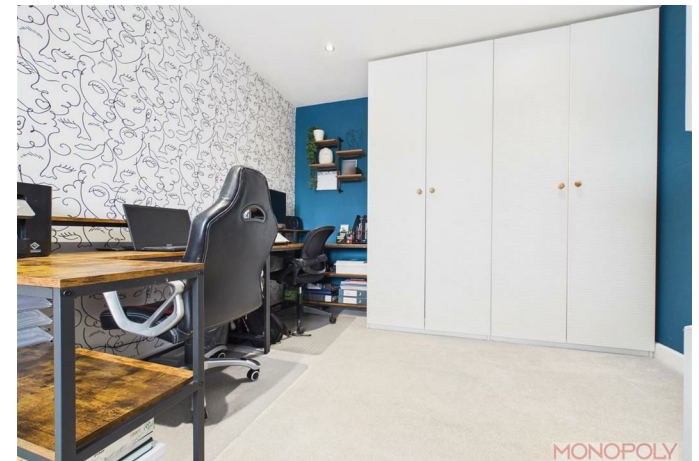
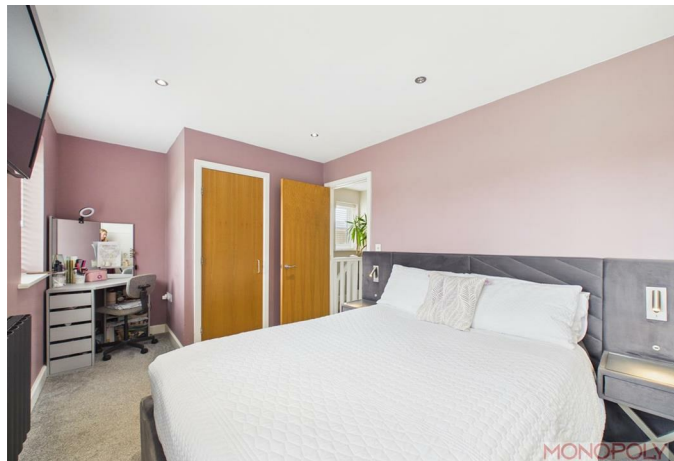
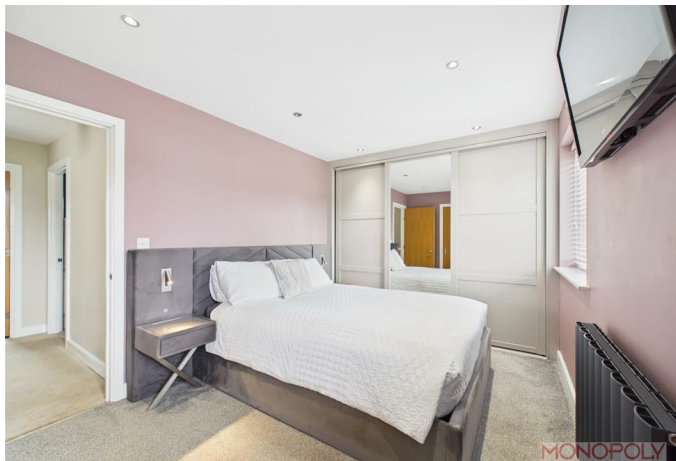
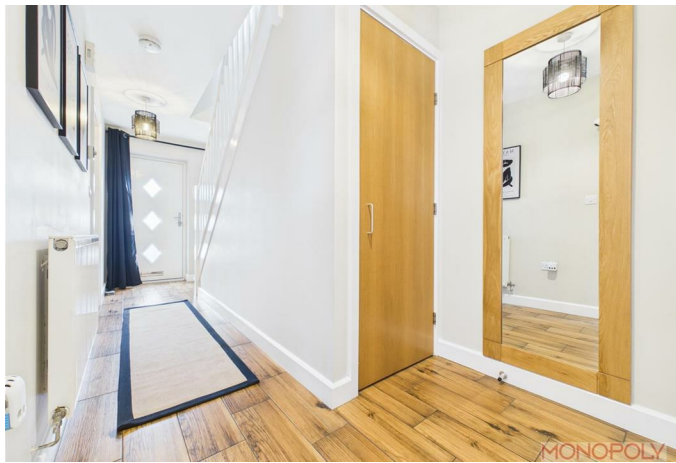
The property is set in a cul-de-sac location with a communal greenery area directly in front of the property. A driveway provides parking for two/three vehicles. There is a paved front garden area bound by fencing whilst a further gate provides access to the rear. The rear garden area has been thoughtfully landscaped for ease of maintenance with paved patio area while steps lead to a further raised decorative stone area. To the boundaries are fence panels for security and privacy. Additionally there is an outside tap and lighting.

### Additional Information

The owners have resided in the home since being built in 2011 maintaining and improving during this time. The combination boiler has been maintained and serviced annually and is located in the kitchen. Other works completed include landscaping, change of kitchen worktops, new flooring and general decoration.

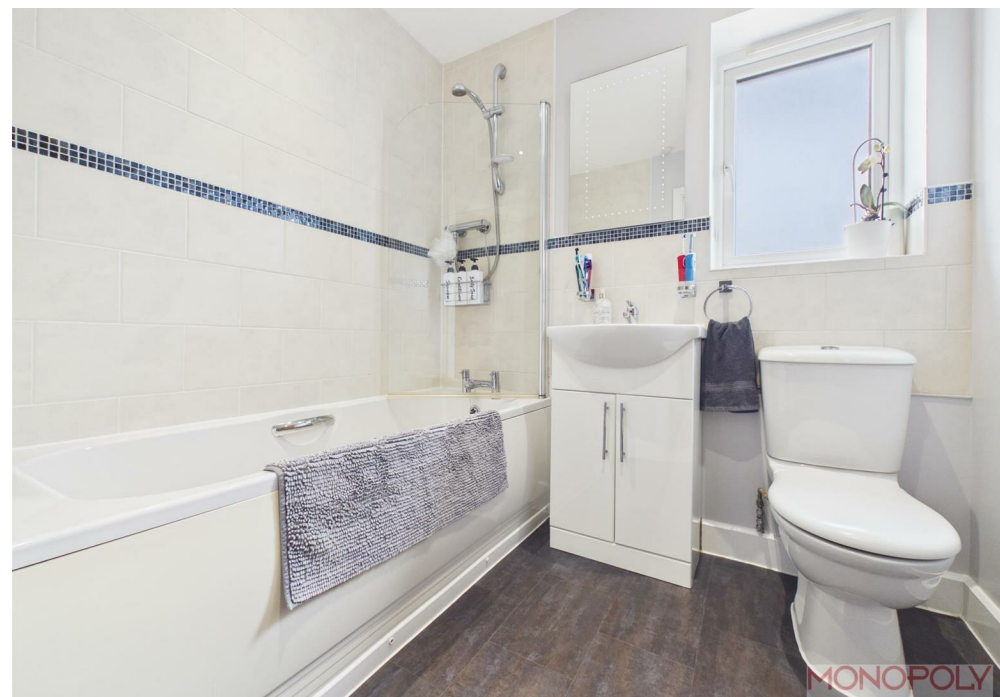
### Important Information



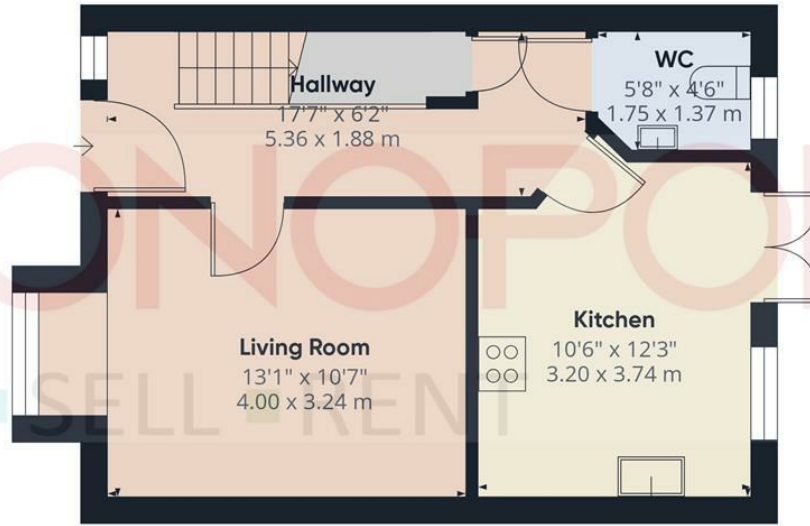


MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

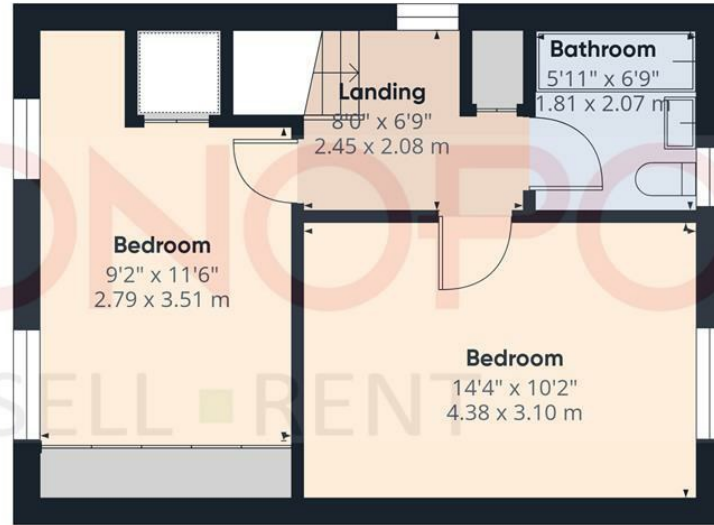
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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



Floor 1



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

776 ft<sup>2</sup>  
72.2 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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| Energy Efficiency Rating                    |                   | Current                 | Future |
|---|-------------------|-------------------------|--------|
| Very energy efficient - lower running costs | (92-100) <b>A</b> |                         |        |
| (81-91) <b>B</b>                            |                   |                         |        |
| (69-80) <b>C</b>                            |                   |                         |        |
| (55-68) <b>D</b>                            |                   |                         |        |
| (39-54) <b>E</b>                            |                   |                         |        |
| (21-38) <b>F</b>                            |                   |                         |        |
| (1-20) <b>G</b>                             |                   |                         |        |
| Not energy efficient - higher running costs |                   |                         |        |
| <b>England &amp; Wales</b>                  |                   | EU Directive 2002/91/EC |        |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                  | Current                 | Future |
|---|------------------|-------------------------|--------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | (81-91) <b>A</b> |                         |        |
| (61-80) <b>B</b>  |                  |                         |        |
| (41-60) <b>C</b>  |                  |                         |        |
| (21-40) <b>D</b>  |                  |                         |        |
| (11-20) <b>E</b>  |                  |                         |        |
| (1-10) <b>F</b>   |                  |                         |        |
| (1-10) <b>G</b>   |                  |                         |        |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                  |                         |        |
| <b>England &amp; Wales</b>                                      |                  | EU Directive 2002/91/EC |        |



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