

**Talwrn Road, Legacy, Rhostyllen, Wrexham,
LL14 4ER
£399,950 MW46282**



DESCRIPTION: Situated in a popular and sought after semi rural location is this spacious 4 bedroom detached family home which stands in a large corner plot. The property has internal accommodation to briefly comprise entrance hall, lounge, fitted kitchen, downstairs shower room, dining room and to the first floor there are 4 bedrooms and combined bathroom and wc. The accommodation is complimented by oil fired radiator heating and UPVC double glazing and externally there are extensive lawned gardens, ample off road parking, single integral garage and detached double garage. As selling agents we would highly recommend an inspection of the property to fully appreciate the accommodation on offer and the pleasant and convenient location. FREEHOLD. COUNCIL TAX BAND E.

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout turn left onto the bypass and continue to the 2nd exit for Rhostyllen, at the roundabout take the 3rd exit for Johnstown and continue until Smithy Lane will be noted on the right hand side, turn right and follow Smithy Lane to the T junction turning left onto Talwrn Road/B5097 and the property will be noted approx 0.3 mile/500m on the right hand side, on the junction of Talwrn Road and Llwyneinion Road.”



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular and sought after semi rural location with easy access to Wrexham town centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Oil fired radiator heating installed.

ENTRANCE HALL: Panelled radiator. Panelled staircase rising to first floor. Door leading to front of property with attractive patterned stained-glass inlays.



LOUNGE: 12' 9" x 11' 9" (3.89m x 3.58m) Panelled radiator. Tv point. 2 wall light points. Fitted electric fire. Bay window to front elevation.



KITCHEN: 19' 7" x 8' 2" (5.97m x 2.49m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling. Space for cooker with extractor above. Space for fridge, freezer and dish washer. Under stairs storage. Wood effect floor covering. Inset ceiling lighting. Plumbing for automatic washing machine. Loft access. UPVC rear entrance door.

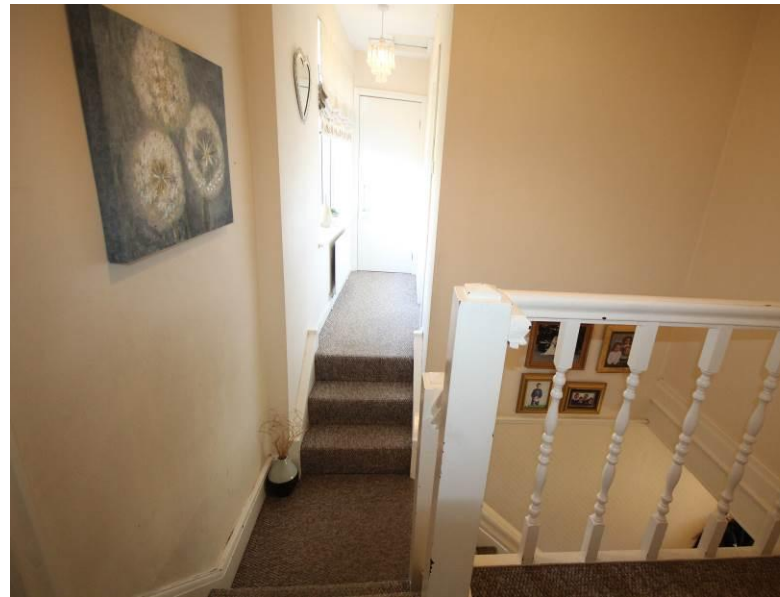


SHOWER ROOM: Panelled radiator. Fitted 3-piece suite comprising wc, wash hand basin and shower area with fitted shower. Tiled walls. Wood effect floor covering.

DINING ROOM: 12' 8" x 10' 8" (3.86m x 3.25m) Panelled radiator. Wood effect floor covering. 2 Wall light points. Tv point. UPVC French doors leading to rear of property.



STAIRS AND LANDING: Panelled radiator. Loft access. Built in airing cupboard. Split landing with doors leading off to bedrooms and bathroom.



BEDROOM 1: 13' 5" x 11' 9" (4.09m x 3.58m) Panelled radiator. Bay window to front elevation.



BEDROOM 2: 12' 8" x 10' 8" (3.86m x 3.25m) Panelled radiator. Wood effect floor covering. Built in storage. Window to rear elevation.



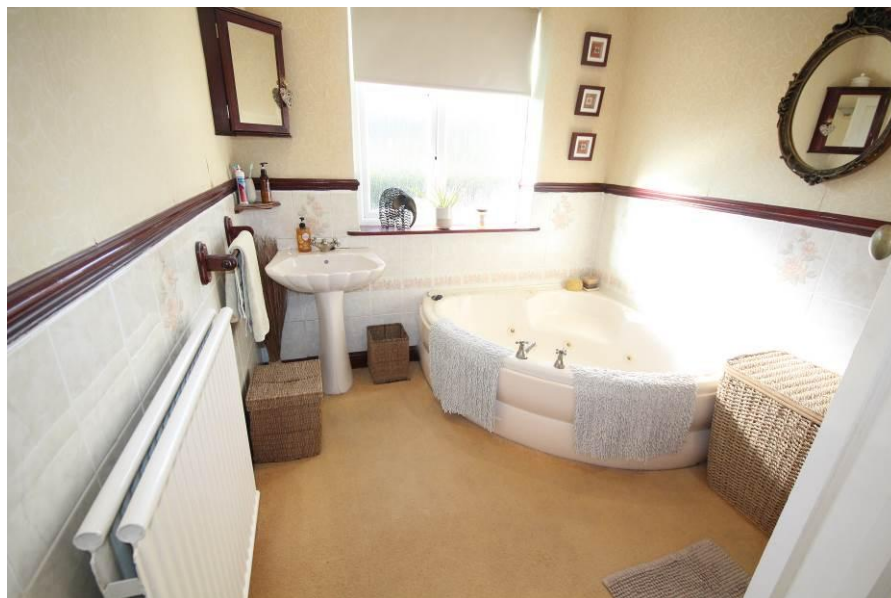
BEDROOM 3: 11' 9" x 11' 8" (3.58m x 3.56m) Panelled radiator. Window to front elevation.



BEDROOM 4: 6' 8" x 6' 4" (2.03m x 1.93m) Panelled radiator. Window to front elevation.



BATHROOM: 8' 6" x 7' 5" (2.59m x 2.26m) Panelled radiator. Fitted 3-piece suite comprising wc, wash hand basin and jacuzzi corner bath with shower above.



OUTSIDE: The property stands in a large corner plot and briefly comprises to the front of the property there are double wrought iron entrance gates opening on to a drive providing off road parking and leading to the integral garage with power and lighting laid on with doors to the front and rear. The front gardens are lawned and extend to the side and rear which are bounded by hedging. To the rear there is a further large drive providing further parking and leading to a further double garage with twin up and over doors. To the rear there is a paved patio area and pond. Outside lighting. Outside tap.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		71
(55-68) D		
(39-54) E	47	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	