

22 Old Farm Road

MW46520



RHOSTYLLLEN

£330,000

22 Old Farm Road, Rhostyllen, Wrexham, LL14 4DX
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DESCRIPTION: Situated on a popular residential development in the village of Rhostyllen is this stunning 3 bedroom extended detached bungalow. The bungalow occupies a generous size corner position with spacious living accommodation to briefly comprise entrance vestibule, cloakroom, good size entrance hall, modern fitted kitchen with integrated appliances, dining room, utility room, inner hall, principal bedroom with ensuite, two further bedrooms and a family bathroom. The accommodation is complimented by gas radiator heating and UPVC double glazing and externally there are gardens to the front, side and rear, a driveway providing ample off-road parking and a single garage. As selling agents we would highly recommend an inspection of the property to fully appreciate the quality of the accommodation on offer and the pleasant and convenient position. 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 the City passing the football ground on the right hand side, at the main Wrexham roundabout turn left onto the bypass, continue to the 2nd exit for Rhostyllen and at the roundabout take the first exit, continue through the village and Esless Park will be noted on the left, turn left into the development and you are now on Old Farm Road, proceed along Old Farm Road and the property will be noted on the right via the Molyneux for sale sign.

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

HEATING: Gas radiator heating installed.

ENTRANCE VESTIBULE: Coved ceiling. Tiled floor. UPVC front entrance door.

CLOAKROOM: Chrome style towel rail. Fitted 2-piece suite comprising wc and wash hand basin set in vanity unit. Tiled walls.



ENTRANCE HALL: Panelled radiator. Built in cloaks cupboard.



LOUNGE: 17' 10" x 11' 10" (5.44m x 3.61 m) Panelled radiator. Tv point. Coved ceiling. Fitted feature fire surround with inset electric fire. French doors opening to rear garden.



KITCHEN: 11' 9" x 8' 6" (3.58m x 2.59m) Vertical radiator. The kitchen is fitted with a comprehensive range of modern wall and base units with worktop surfaces and inset stainless steel sink unit with instant hot water tap and splash back tiling with integrated appliances to include hob, extractor hood oven and dish washer. Open plan through to dining area.



DINING AREA: 18' 4" x 7' 10" (5.59m x 2.39m) The dining area was an extension completed in 2021. Vertical radiator. Tiled floor. UPVC rear entrance door.



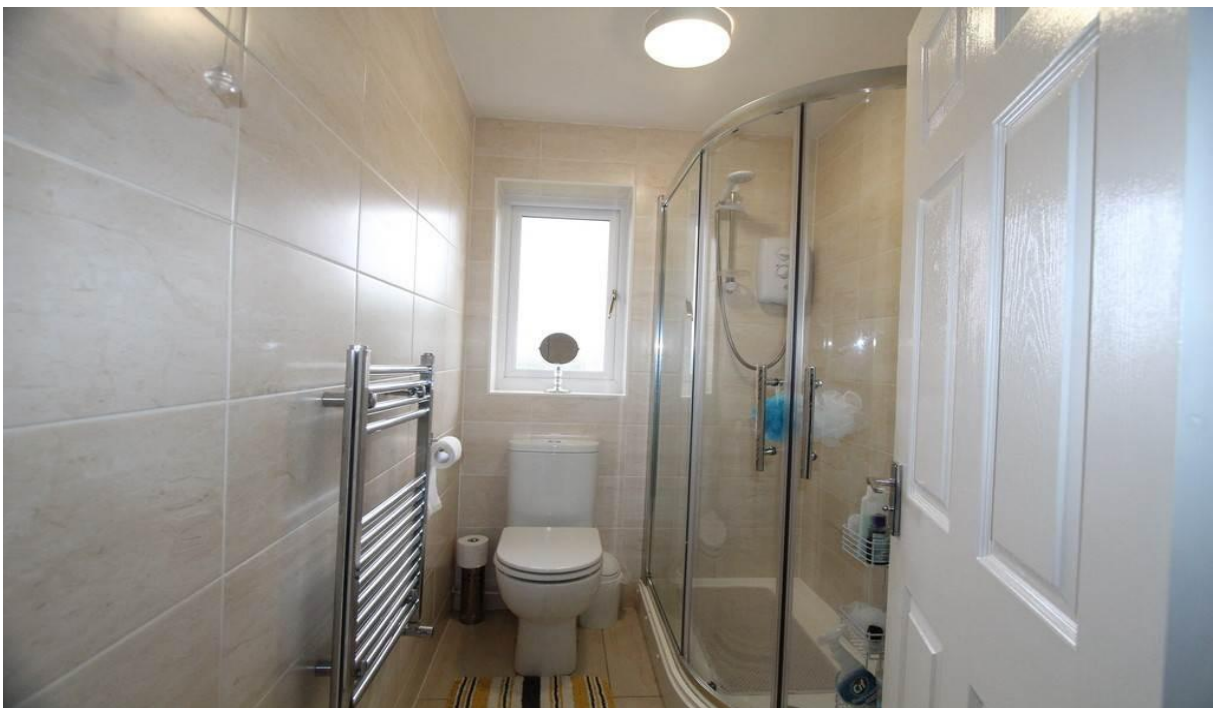
UTILITY ROOM: 7' 10" x 4' 6" (2.39m x 1.37m) Panelled radiator. Fitted base unit with inset stainless steel sink unit. Space and plumbing for washing machine. Door leading to garage.

INNER HALL: Coved ceiling. Doors leading off to bedrooms and bathroom.

BEDROOM 1: 14' 3" x 11' 4" (4.34m x 3.45m) Panelled radiator. Coved ceiling. Fitted wardrobe facilities with mirrored doors. Window to side elevation.



ENSUITE: Chrome style towel rail. Fitted 3-piece suite comprising wc, wash hand basin and shower enclosure with fitted shower. Tiled walls. Tiled floor.



BEDROOM 2: 10' 8" x 10' 7" (3.25m x 3.23m) Panelled radiator. Coved ceiling. Window to front and side elevation.



BATHROOM: Chrome style towel rail. Fitted 3-piece white suite comprising wc, wash hand basin and panelled bath with shower above. Tiled walls. Tiled floor.



BEDROOM 3: 9' x 7' 7" (2.74m x 2.31m) Panelled radiator. Coved ceiling. Window to front elevation.



OUTSIDE The property stands in a generous size corner plot which is mainly lawned to the front and stocked with a number of mature shrubs. There is a patterned concrete drive which provides ample off-road parking and leads to the single garage (17,7 X 8,3) with electric up and over door and power and lighting laid on. There are gates leading to either side of the property leading to the rear garden which is low maintenance comprising a patio area which leads onto an artificial lawn. Outside garden store with adjacent decked seating area. Outside tap. Outside lighting.





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.

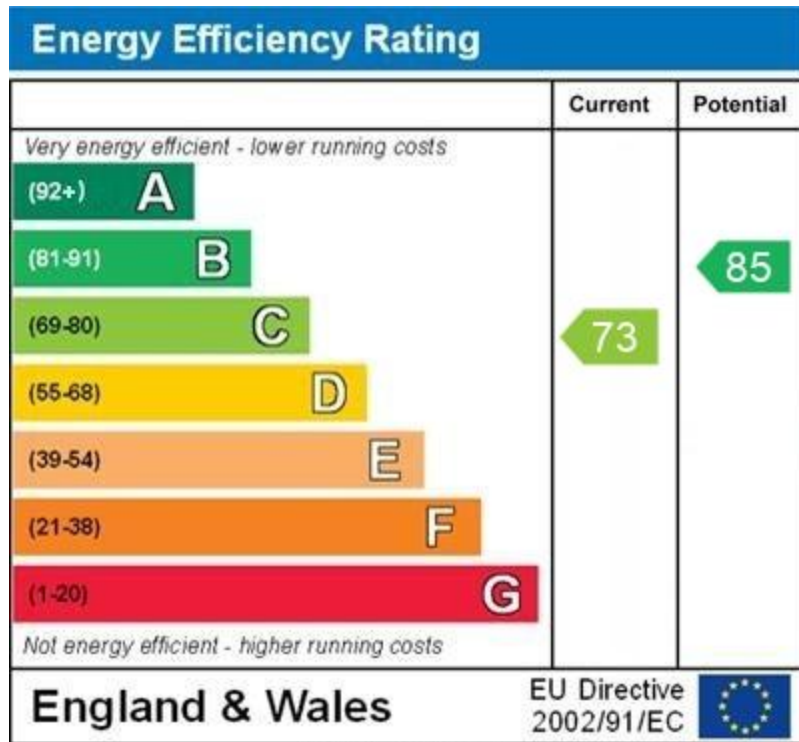
Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

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

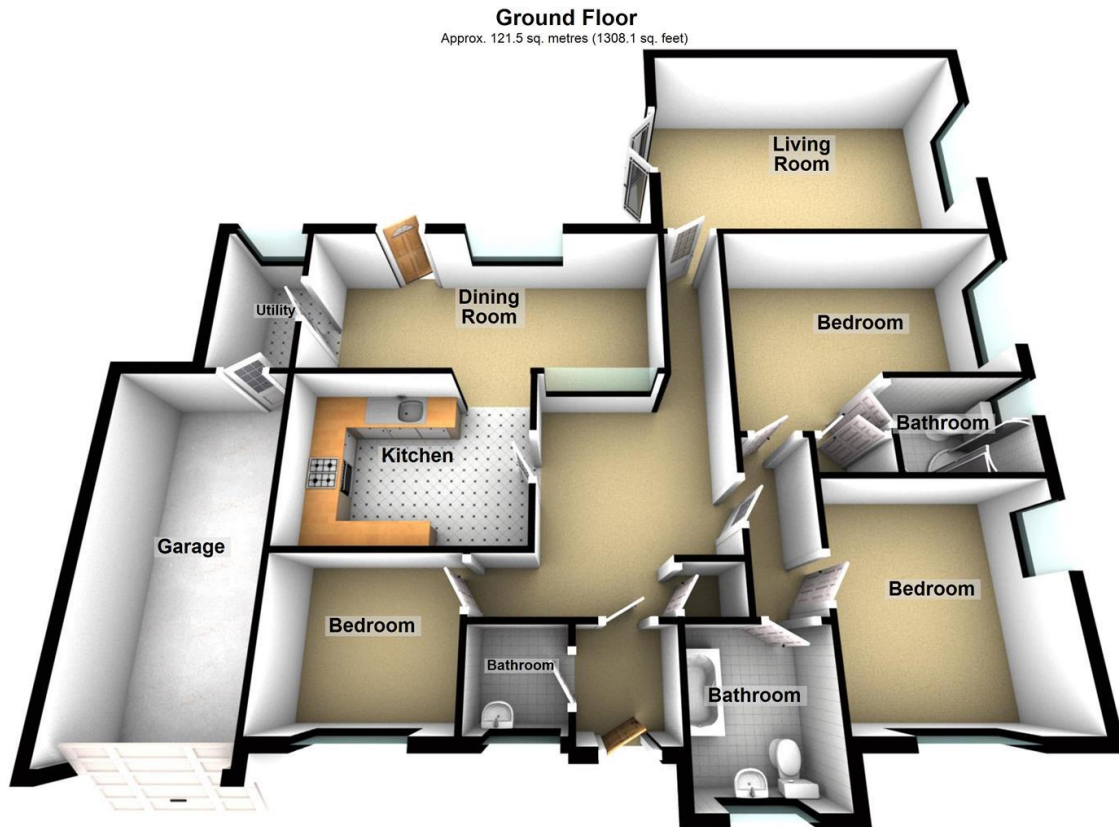
AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale 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



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Total area: approx. 121.5 sq. metres (1308.1 sq. feet)