



24 Top Farm Road, Rhosrobin, Wrexham, LL11 2EZ

Offers In The Region Of £142,000

Available with No Onward Chain - A Fantastic First Time Buyer Property / Family Home!

Located on the sought after Top Farm Development is this three bedroom semi-detached property situated on a corner plot with single detached garage.

Top Farm Road is located just 2 miles from the Town Centre and has great access routes to the A483 for Chester and Wrexham Industrial Estate.

The internal accommodation comprises; entrance hallway with downstairs cloakroom leading to the Country Style kitchen and open plan reception room / dining room with French doors leading to the enclosed rear garden.

On the first floor there are three bedrooms (2 x double, 1 x single) with en-suite to Master Bedroom and family bathroom.

Externally the property has an easy to maintain lawn garden and a detached garage (34' x 9'5)

Internal viewing recommended. Council Tax Band- C Energy Rating - C



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Entrance Hallway

Upon entrance, the hallway benefits from having a downstairs W.C., leading to the Living Room and Kitchen, with stairs leading to the first floor.

Kitchen

7'8 x 3'6 (2.34m x 1.07m)

Modern Country Style Cream base units and wall mounted cupboards, with views over the back garden, light coloured worktops, Integrated Belling Oven with 4 ring gas hob, stainless steel extractor hood, stainless steel sink and drainer, tiled flooring, and plumbing for washing machine under the stairs.

Reception Room

14'0 x 8'6 (4.27m x 2.59m)

Situated at the front of the property, neutrally decorated with neutral carpets, TV/Aerial points, Plug sockets, French double doors leading onto the dining room.

Dining Room

9'9 x 7'7 (2.97m x 2.31m)

Positioned at the back of the property this multi-functional room is ideal for families or for those who require additional space to facilitate working from home, the room benefits from the French doors which open onto the Living room to provide additional living accommodation. Rear patio doors leading to the garden. Neutrally decorated and neutral carpets.

Cloakroom

5'7 x 2'11 (1.70m x 0.89m)

Laminate flooring, low level flush W.C. and sink, frosted window to the side.

Landing

Benefiting from windows to the side, loft hatch access, neutral carpets.

Master Bedroom

9'2 x 8'6 (2.79m x 2.59m)

Positioned at the front of the property and benefiting from double fitted wardrobes which are housed over the stairs, with hanging rail. Neutrally decorated, carpeted, tv/aerial sockets, telephone point. Leading to the En-suite

En-suite

6'4 x 4'8 (1.93m x 1.42m)

Having a fitted cubicle shower with mains powered shower, Low level w.c. and sink, laminate flooring. 1/4 tiled, spot lights.

Bedroom Two

9'7 x 8'1 (2.92m x 2.46m)

Located at the back of the property, this single bedroom could be used for exactly that or a study room. Neutrally decorated and carpeted.

Bedroom Three

7'4 x 6'0 (2.24m x 1.83m)

Double bedroom at the back of the property, neutrally decorated with carpets.

Family Bathroom

9'1 x 5'6 (2.77m x 1.68m)

Three piece white modern suite comprising of bath tub with Mira electric shower, low level flush w.c., sink with mixer tap, extractor fan, laminate flooring, 3/4 tiled, spot lights, airing cupboard housing a Worcester boiler.

Garage

34'x9'5 (10.36mx2.87m)

Up and Over Garage door, concrete flooring, power source and lighting. Side door leading to the garden.

Outside

The property benefits from having a manageable sized garden consisting of patio and lawn areas, completely fenced in, side gate leading to the driveway and garden.

