



Parkend Walk | Rhostyllen | Wrexham | LL14 4EX

Offers in excess of £300,000



ROSE RESIDENTIAL

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Located in the popular village of Rhostyllen, this beautifully presented home offers flexible and well-appointed accommodation throughout. Internally, the property boasts spacious, light-filled living areas, a high-end light grey shaker-style kitchen installed in 2024 with integrated appliances, and a versatile converted garage ideal for use as an additional reception room or bedroom. To the first floor, a generous landing provides access to three well proportioned bedrooms and a contemporary family bathroom. Externally, there is a private and well maintained rear garden, featuring a paved patio leading onto a lawn with mature planted borders and gated access to the front from both sides.

Entrance & Hallway

An attractive composite entrance door opens into a welcoming porch with built-in storage cupboards. A second glazed door then leads through to the generously proportioned main hallway, creating a bright and inviting first impression.

Lounge & Dining Room

12'9" x 25'9" (3.91m x 7.85m)

A generously sized and extremely well maintained living space, enhanced by a striking feature fireplace incorporating a living flame gas fire set on a granite hearth with a timber surround. The room is filled with natural light from a front facing UPVC double glazed bay window, complemented by a further side facing uPVC double glazed window with privacy glass. Glazed french doors to the rear provide direct access to the garden. The room is finished with attractive wooden flooring and benefits from internal access to both the utility room and an adjoining study/sitting room.





Kitchen

9'10" x 11'6" (3.01m x 3.53m)

Installed in 2024, the property benefits from a Wren high quality, contemporary kitchen finished in an elegant light grey shaker style. Integrated appliances include a dishwasher, wine fridge, fridge/freezer, double bin, Zanussi double oven and induction hob. There is space for a washing machine, while the Worcester Greenstar boiler, also installed in 2024, is neatly housed. The kitchen is further enhanced by a rear facing UPVC double glazed window and a side facing, part glazed UPVC door providing access to the side of the property.

Utility Room

8'8" x 4'11" (2.66m x 1.52m)

This useful space is fitted with a range of fitted wall and base units with complementary work surfaces and tiled flooring. A rear facing UPVC double glazed window provides natural light, with a rear facing UPVC partly glazed door offers direct access to the rear garden.

Study/Sitting Room

8'7" x 10'4" (2.64m x 3.15m)

The converted garage now provides a versatile additional living area, suitable for use as an additional sitting area, additional bedroom or home office. The space benefits from a front facing UPVC double glazed window and is finished with practical vinyl flooring.

Downstairs W/C

The cloakroom is fitted with a low level WC and vanity wash hand basin, with part tiled walls and patterned tiled flooring. A side facing UPVC double glazed window with privacy glass finishes the room off.

Stairs & Landing

Stairs rise from the hallway to a spacious first floor landing, which benefits from a side facing UPVC double glazed window with privacy glass. The landing gives access to all bedrooms & the bathroom and features a generously sized airing cupboard with shelving.

Bedroom One

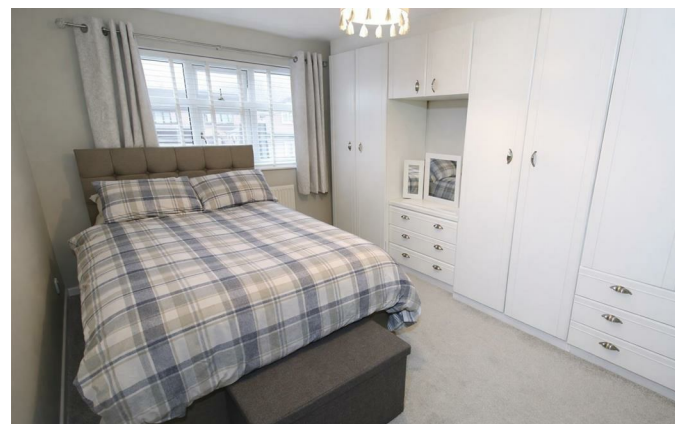
12'7" x 11'3" (3.86m x 3.43m)

A generously proportioned and well presented bedroom featuring a rear facing UPVC double glazed window and fitted carpet. The room benefits from attractive fitted wardrobes installed in 2024 by Wren (matching bedside tables and a vanity unit are available via separate negotiation).

Bedroom Two

10'1" x 12'8" (3.08m x 3.88m)

A further double bedroom, well appointed with fitted bedroom furniture comprising wardrobes, drawers and a vanity unit. The room further benefits from a front facing UPVC double glazed window and fitted carpet.



Bedroom Three

8'2" x 9'7" (2.49m x 2.93m)

The smallest of the three bedrooms, nevertheless offering good proportions and comfortably accommodating a single bed. The room enjoys a rear facing UPVC double-glazed window and is finished with fitted carpet.

Bathroom

The bathroom is appointed with a contemporary white suite comprising a low-level WC, vanity wash hand basin, and a panelled shower bath fitted with a Mira electric shower and glazed screen. Fully tiled walls are complemented by a front facing UPVC double glazed window with privacy glass which provides natural light. The room further benefits from a generously sized built-in storage cupboard.

External

To the front of the property there is a patterned concrete driveway which provides ample off road parking, complemented by an attractive gravelled area to the side. To the rear there is an extremely well maintained and private garden, featuring a paved patio which leads onto a lawn with mature planted borders.

Disclaimer

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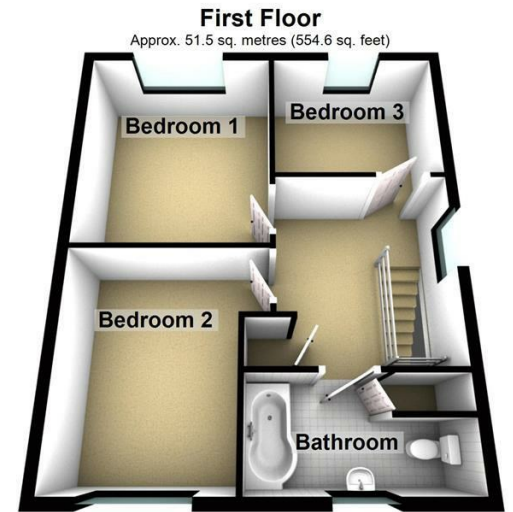
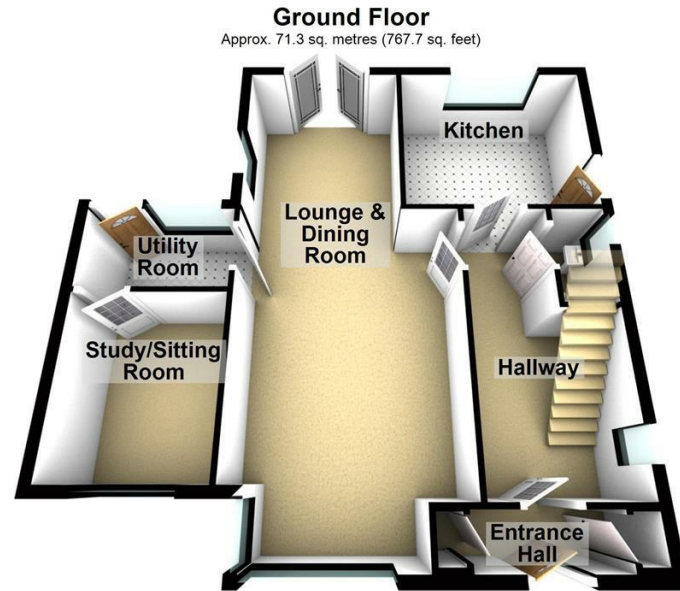
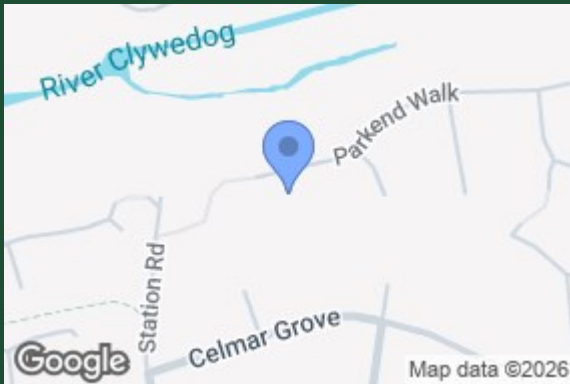
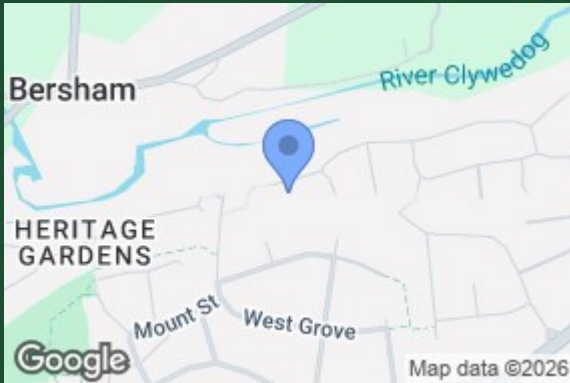
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Total area: approx. 122.8 sq. metres (1322.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Wrexham

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