



Osborne Street | Rhosllanerchrugog | LL14 2HU

£200,000



ROSE RESIDENTIAL



Osborne Street |  
Rhosllanerchrugog | LL14 2HU  
£200,000

This attractive three bedroom detached property retains a wealth of original features whilst benefiting from a newly fitted kitchen. The ground floor offers a well proportioned lounge, dining room and modern kitchen, with three bedrooms and a family bathroom to the first floor. Externally, the property is set back from the road and enjoys a particularly generous rear garden, together with potential for off-road parking.

#### Porch

A partly glazed UPVC door opens into the porch, which benefits from UPVC double glazed windows to all aspects and has an internal door leading through to the hallway.

#### Hallway

The property is entered via a wooden glazed front door, with stained glass panelled frame, which opens into an attractive hallway. There is a useful under-stairs cupboard, incorporating a W/C, radiator and internal doors leading to the Lounge, Dining Room and Kitchen.

#### Lounge

10'10" x 11'11" (3.32m x 3.65m)

A generously proportioned reception room with a front facing UPVC double glazed bay window featuring beautiful stained glass. The room also benefits from picture rails, an Adam style fireplace, radiator and fitted carpet.

#### Dining Room

11'10" x 11'10" (3.63m x 3.63m)

Another well proportioned reception room with a large rear facing UPVC double glazed window enjoying views over the garden. The room features a tiled fireplace, picture rails, radiator and fitted carpet.







### Kitchen

8'10" (max) x 19'5" (max) (2.71m (max) x 5.92m (max) )

The newly fitted kitchen is extremely well presented, offering a range of contemporary shaker style wall and base units with wood effect worktops and tiled splash backs. Natural light floods in through side and rear facing UPVC double glazed windows. An inset stainless steel sink with mixer tap is set beneath the rear window, and there is an integrated electric oven with hob and extractor above. Space is provided for a freestanding fridge/freezer and washing machine. The room also benefits from a radiator and newly laid herringbone-effect vinyl flooring. A side facing, partly glazed, UPVC door gives access to the garden.

### Stairs and Landing

A carpeted staircase with hardwood bannister rises to the first floor, with a side facing UPVC double glazed window providing natural light. The landing gives access to four internal doors leading to the bedrooms and bathroom.

### Bedroom One

12'0" x 10'10" (3.66m x 3.31m )

A beautifully proportioned double bedroom with a front facing UPVC bay window featuring attractive stained glass. The room is completed with a radiator and fitted carpet.

### Bedroom Two

11'11" x 12'0" (3.65m x 3.66m )

Another double bedroom featuring a rear facing UPVC double glazed window, radiator, and fitted carpet.

### Bedroom Three

6'5" x 5'11" (1.97m x 1.82m )

The smallest of the three bedrooms is capable of accommodating a single bed with a front facing UPVC double glazed window, radiator and fitted carpet.

### Bathroom

Fitted with a three piece suite comprising a low level WC, vanity sink unit with storage and a panelled bath with Triton electric shower over. There is a rear facing UPVC double glazed window with privacy glass, radiator, and vinyl flooring. A useful storage cupboard houses the Ideal combi boiler, which was upgraded last year.

### External

The rear garden is a surprising feature of this property, being both spacious and well positioned. A patio area lies immediately to the rear of the house, accessible via a side gate or directly from the property. Two outbuildings sit just behind, one benefiting from power. Beyond the patio is a generous lawned area leading to a decked terrace and raised paved area. There is also potential for off-road parking to the rear, subject to the clearance of existing shrubbery on the access.

### Disclaimer

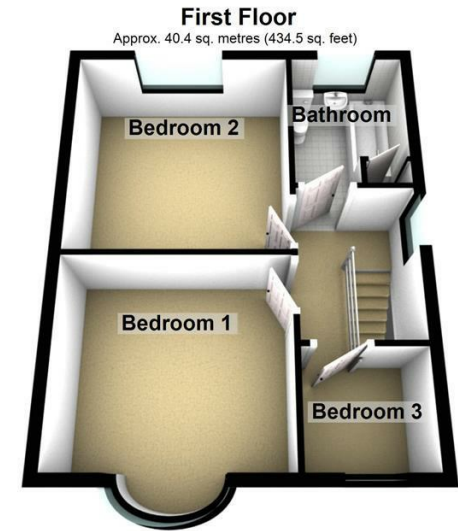
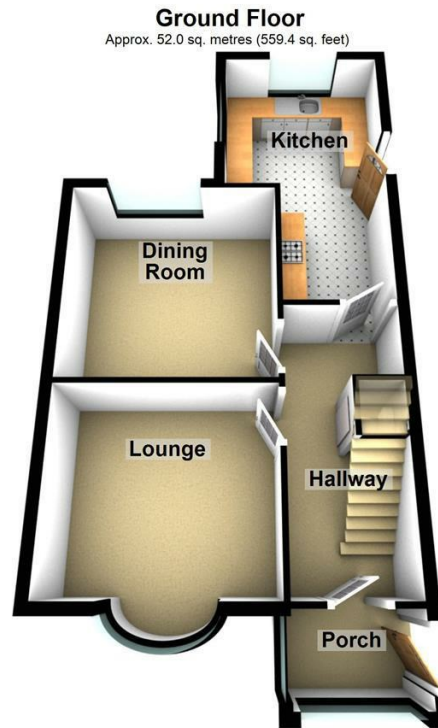
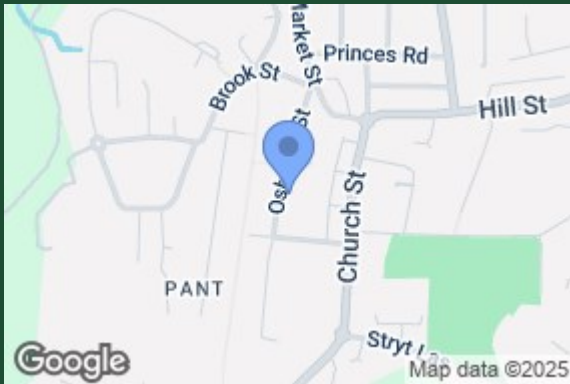
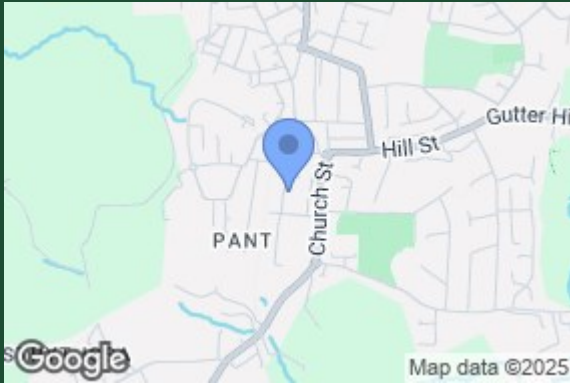
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Total area: approx. 92.3 sq. metres (993.9 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(112 plus) <b>A</b>	82
(81-111) <b>B</b>	
(59-80) <b>C</b>	
(35-58) <b>D</b>	47
(19-34) <b>E</b>	
(1-18) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

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