

# BOWEN

PROPERTY SINCE 1862



Asking Price £170,000

4 Birchwood Close, Rhostyllen,  
Wrexham LL14 4DD

🏠 2 Bedrooms

🚿 2 Bathrooms

## 4 Birchwood Close, Rhostyllen, Wrexham LL14 4DD



### General Remarks

This flexible semi-detached house is currently being used as a two bedroom property by the owner but it could equally be a three bedroom property with one reception room. Located in a small cul-de-sac just off the main drag, the property is well presented throughout and benefits from gas central heating and PVCu double glazing. The neutrally decorated living accommodation briefly comprises an entrance hallway; living room/bedroom 3; dining room; kitchen; downstairs bathroom; landing; main bedroom; further bedroom and an upstairs shower room. Situated in a highly sought after development - an early viewing is advised. EPC Rating – 66|D.

**Location:** Rhostyllen is situated approximately a mile equidistant between Wrexham city centre and junction 3 of the A483, from where there is dual carriageway access to Chester (13 miles). A nearby footpath leads to the village centre where there is a Convenience Store and Post Office, Pharmacy, Medical Centre, Primary School and other Shops.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** PVCu double glazed door and side panel to the front elevation. Radiator. Laminate flooring. Understairs storage cupboard.

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**Living Room/Bedroom 3:** 12' 0" x 10' 5" (3.67m x 3.17m) PVCu double glazed window to the front elevation. Radiator. Attic hatch.

**Dining Room:** 15' 9" x 10' 7" (4.80m x 3.22m) PVCu double glazed French doors to the rear elevation. Radiator. Laminate flooring. Airing cupboard.

**Kitchen:** 12' 1" x 5' 10" (3.69m x 1.77m) PVCu double glazed door to the rear elevation. PVCu double glazed window to the side elevation. Wall and base units with complementary work

surfaces. Sink and drainer unit with mixer tap. Integral electric oven and hob. Cooker hood. Space for fridge. Plumbing for washing machine. Wall tiling. Radiator. Laminate flooring. Cupboard housing a "Baxi" boiler.

**Bathroom:** 6' 8" x 5' 10" (2.02m x 1.78m) PVCu double glazed window to the side elevation. Three piece suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Radiator. Wall tiling.





## On The First Floor:

### Landing:

**Bedroom 1:** 10' 11" x 9' 5" (3.34m x 2.87m)  
PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes.

**Bedroom 2:** 8' 0" x 7' 2" (2.43m x 2.18m) PVCu double glazed window to the rear elevation. Radiator. Attic hatch.

**Shower Room:** 8' 1" x 4' 1" (2.47m x 1.25m)  
Double glazed sky-lights to the front elevation. Three piece suite comprising a shower cubicle, low level w.c. and wash hand basin. Radiator. Wall tiling.

**Outside:** Externally there is a double-width tarmacadam driveway to the front of the property whilst the rear garden provides a Decked Area leading off the Dining Room with a lawned section and Garden Shed beyond.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Baxi" gas-fired boiler situated in the Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**Council Tax Band:** The property is valued in Band "D".

**Directions:** For satellite navigation purposes use the post code LL14 4DD. Leave the city on the A5152 Ruabon Road. After passing through Pentrefelin continue to the brow of the hill and turn right into Old Farm Road. Once on Old Farm Road take the third turning on the left into Birchwood Close and the property will be observed on the right-hand side of the road.

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