

# Wingetts

More than just estate agents



**52 Chapel Street, Rhosymedre, LL14 3YL**

**Price £239,950**

A spacious three double bedroom family home offering sizeable accommodation with its three reception rooms and three bedrooms. The stone built semi detached house briefly comprises entrance hall, family kitchen/diner, living room with doors to decked patio, two large reception rooms, three double bedrooms and family bathroom. Externally there is a generous enclosed garden to rear with patio areas, stone built store and shed. Hard standing to side could be used for parking (contact Wrexham Council regarding dropping of the kerb) NO CHAIN

## Location

The village of Rhosymedre which lies approximately six miles from Wrexham City Centre and has the benefit of good road links to Wrexham, Shropshire and the picturesque tourist town of Llangollen. There are a range of day to day shopping facilities within close proximity including a train station in the neighbouring village of Ruabon, a choice of supermarkets, both primary and secondary schools and picturesque walks.

## Accommodation

UPVC part glazed entrance door opens into:-

### Entrance Hall

Window to side, mains electric board

### Reception One 10'9" x 9'10" .269'0" (3.29 x 3.82)

UPVC double glazed bay window to front, beams to ceiling, feature exposed stone ornamental fireplace, radiator.

### Kitchen/Dining Room 12'5" x 16'11" (3.80 x 5.18)

Fitted base and wall units with work surface areas incorporating sink unit with large UPVC double glazed window above overlooking the rear garden, feature ornamental cast iron stove, gas hob. with stainless steel extractor above and eclectic oven below, plumbing for washing machine and dishwasher, UPVC external door, radiator.

### Living Room 12'5" x 15'10" (3.80 x 4.85)

UPVC patio doors open onto the decked patio, beams to ceiling, radiator.

### Reception Two 10'9" x 15'10" (3.29 x 4.85)

Spacious room with UPVC double glazed bay window to front, beams to ceiling, radiator.

## On The First Floor

Stairs rise from the living room to the first floor landing, ceiling hatch to roof space and doors off to all rooms.

### Bedroom One 12'1" x 18'4" (3.70 x 5.59)

UPVC double glazed window to rear, radiator.

### Bedroom Two 11'1" x 16'6" (3.39 x 5.03)

UPVC double glazed window to front, radiator.

### Bedroom Three 11'1" x 16'4" (3.39 x 5.00)

UPVC double glazed window to front, radiator.

## Bathroom

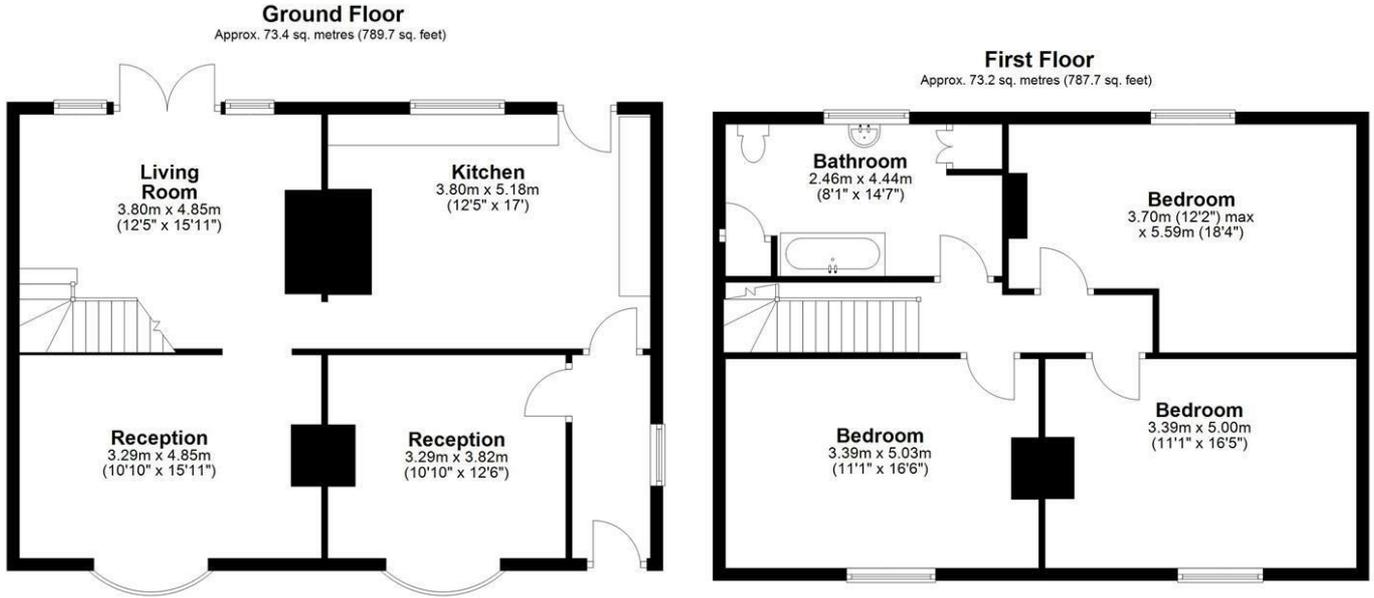
White suite of bath, shower enclosure with electric shower, w.c, wash hand basin, cupboard housing the "Worcester" combi boiler, window to rear.

## Outside

Stone wall to front boundary with low maintenance front garden, side path leads into the generous rear garden, lawned garden with decked and paved patio's from which to enjoy outdoor entertaining. Stone outbuilding ideal for storage, small shed.



# Floor Plan



Total area: approx. 146.5 sq. metres (1577.4 sq. feet)

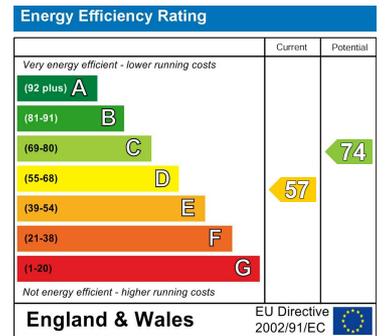
Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007  
Plan produced using PlanUp.

52 Chapel St

# Area Map



# Energy Efficiency Graph



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