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54 Cae Onnen, Rhosrobin, Wrexham, LL11 2DT

Price £380,000

A spacious, bay window fronted, 4 double bedroom 2 bathroom detached family home of approximately 1331 sqft known as ‘The Wentworth’ situated in a pleasant position within the development enjoying tree lined views to the front. Having the balance of a 10 year builders warranty and the energy efficiency of solar panels and insulation, this light and airy home briefly comprises an open fronted porch with welcome light, composite door to the hall with useful storage and herringbone patterned wood effect flooring, bay window fronted lounge with attractive plantation shutters, impressive open plan kitchen dining living space providing a practical and sociable entertaining space leading out to the sunny aspect rear garden, utility room and cloaks/w.c. The 1st floor landing connects the 4 double bedrooms, with the principal bedroom having the benefit of mirror fronted fitted wardrobes and an en-suite shower room. The family bathroom includes a bath with shower over. To the outside, a brick paved double width drive provides parking alongside a lawned garden, garage with up and over door and gated side path leading to the sunny aspect and enclosed mainly lawned rear garden which provides a safe and secure family environment. Energy Rating - A (95)

LOCATION
Cae Onnen forms part of the new development built by Castle Green known as Llys y Coed in the convenient location of Rhosrobin offering excellent road links to all the amenities of Wrexham, Chester and Deeside including schools, doctors, dentists and the commercial and industrial centres of the regions. This popular development is almost complete and includes a children's playground and woodland walks.

DIRECTIONS
From Wrexham city centre proceed along Rhosddu Road, into New Road, and continue until reaching the roundabout. Take the 3rd exit into Llys y Coed, continue through the development, onto Cae Onnen and then bear right and the property will be observed on the right opposite the woodland area.

ON THE GROUND FLOOR
Open fronted porch with welcome light and part glazed composite door leading to:

HALLWAY
Featuring Herringbone pattern wood effect flooring, stairs off to first floor landing with useful storage cupboard below, mains wired smoke alarm, radiator and cottage style doors off.

LOUNGE 17'4" x 10'2" (5.3m x 3.1m)
Featuring a upvc double glazed bay window overlooking the front garden towards the woodland area fitted with quality plantation shutters with radiator below and ground floor Zonal central heating thermostat.

KITCHEN/DINING/LIVING SPACE 19'4" x 12'1" (5.9m x 3.7m)
An impressive living space overlooking the rear garden. The kitchen area is appointed with a stylish range of shaker base and wall cupboards complimented by marble effect work surface areas incorporating stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, four ring stainless steel gas hob with splashback and stainless steel extractor hood above, wide cutlery and pan drawers below, double oven/grill, integrated fridge freezer, integrated dishwasher, inset ceiling spotlights and a continuation of the Herringbone pattern wood effect flooring. The dining/living area has upvc double glazed French doors opening to the rear garden, radiator and connecting door to:

UTILITY 8'2" x 6'2" (2.5m x 1.9m)
Matching range of fitted base and wall cupboards including a concealed Valiant gas combination boiler, stainless steel single drainer sink unit with mixer tap, plumbing for washing machine, space for tumble dryer, marble effect work surface areas, part glazed composite external door, inset ceiling spotlights, radiator and connecting door to:

CLOAKS/W.C
Appointed with a close coupled w.c with dual flush, pedestal wash basin with tiled splashback, radiator, wood effect flooring, upvc double glazed window, inset ceiling spotlights and extractor fan.

ON THE FIRST FLOOR
Approached via the staircase from the hallway to:

LANDING
With ceiling hatch to roof space, useful storage cupboard and radiator.

BEDROOM ONE 15'5" x 14'5" (4.7m x 4.4m)
Upvc double glazed window to front enjoying a pleasant aspect towards the woodland, fitted plantation shutters, mirror fronted wardrobes providing hanging and storage space, radiator and Zonal central heating thermostat. Connecting door to:

EN-SUITE
Appointed with a close coupled w.c, pedestal wash basin with mixer tap, shower enclosure with mains thermostatic shower, Drench style shower head and sliding door, part tiled walls, heated towel rail, upvc double glazed window, inset ceiling spotlights and extractor fan.

BEDROOM TWO 13'5" x 8'6" (4.1m x 2.6m)
Upvc double glazed window to front and radiator.

BEDROOM THREE 12'9" x 8'6" (3.9m x 2.6m)
Upvc double glazed window to rear and radiator.

BEDROOM FOUR 10'5" x 9'2" (3.2m x 2.8m)
A good sized fourth bedroom with upvc double glazed window to rear and radiator.

FAMILY BATHROOM 9'2" x 5'10" (2.8m x 1.8m)
Appointed with a white suite of bath with mixer tap and mains thermostatic shower above, close coupled w.c with dual flush, pedestal wash basin with mixer tap, heated towel rail, part tiled walls, upvc double glazed window, inset ceiling spotlights and extractor fan.

OUTSIDE
The property is approached along a brick paved double width driveway alongside a lawned garden with barked flowerbeds.

GARAGE
Metal up and over door, lighting and power sockets.

GARDENS
A gated side path leads to the rear garden which enjoys a sunny aspect and features a paved patio with lawn beyond, all of which is enclosed within timber fencing.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.





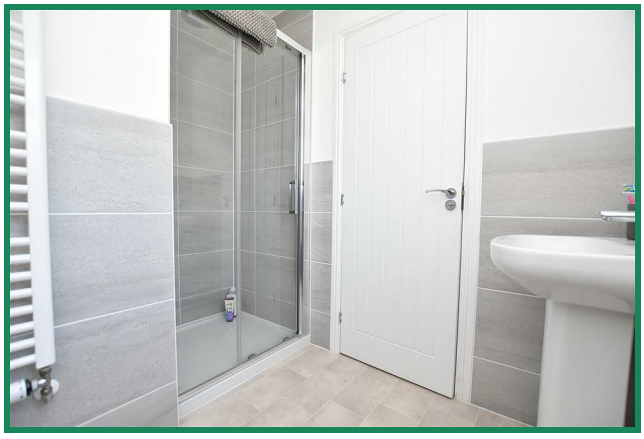






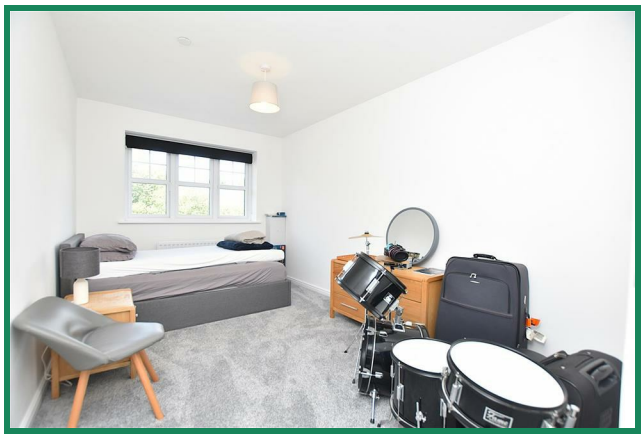




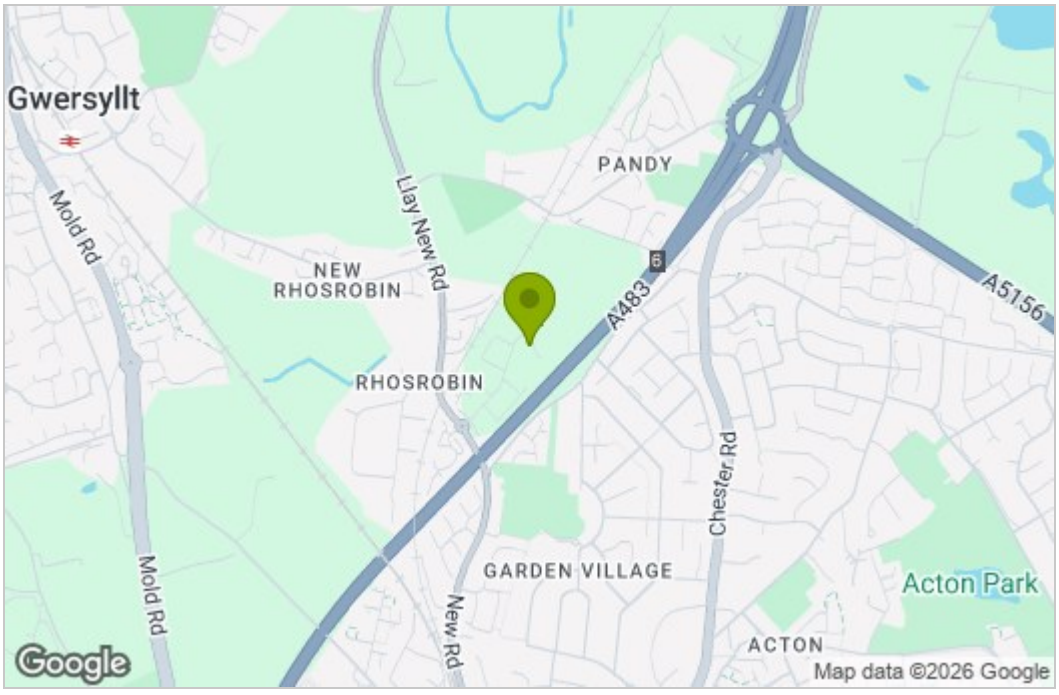




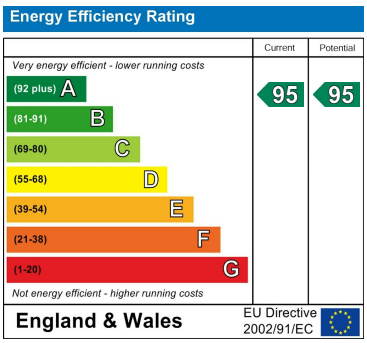




Area Map



Energy Efficiency Graph



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