



32 Briarswood, New Rhosrobin, Wrexham, LL11 4PX

Price £210,000

Presented in good order is this 3 bedroom semi detached house with garage positioned on a corner plot within the conveniently located village of Rhosrobin. Having access to a range of amenities, schools and road links to Wrexham, Chester and the North West, the accommodation briefly comprises a canopy porch, entrance hall with useful store cupboard, light and airy lounge with a dual aspect and fitted kitchen diner overlooking the rear garden. The 1st floor landing connects the 3 bedrooms, 2 of which having fitted wardrobes, and a bathroom with shower over the bath. Gas fired central heating and Upvc double glazing to windows. To the outside, a drive leads to the brick built garage and the mainly lawned gardens extend to the front and side. The sunny aspect rear garden has been designed for low maintenance to include a paved patio with decorative gravel beyond all of which is enclosed to provide a secure environment. NO CHAIN. Energy Rating - C (72)

LOCATION

A popular small development conveniently located within the village of Rhosrobin having a range of local shops and amenities nearby together with a choice of primary and secondary schools. Good road links allow for daily commuting to Wrexham city centre, Chester and the North West. Alyn Waters Country Park is within a short driving distance and offers a picturesque setting with pleasant countryside walks.

DIRECTIONS

From Wrexham City Centre proceed along Rhosddu Road passing the convenience store on the left hand side then continue for a further 3 miles passing the Volkswagen Garage on the left, thereafter take the left signposted Rhosrobin and take the second left into Briarswood where the property will be immediately observed on the right hand side.

ON THE GROUND FLOOR

Canopy porch with welcome light and part glazed entrance door opening to:

HALLWAY

With wood effect flooring and six panel door opening to useful understairs storage cupboard with coat hanging rail.

LOUNGE 13'1" x 15'1" (4m x 4.6m)

Enjoying a dual aspect with upvc double glazed windows to front and side providing an excellent degree of natural light into the room, continuation of the wood effect flooring, radiator, coving to ceiling and stairs rising to first floor landing. A six panel door opens into:

KITCHEN/DINER 15'1" x 8'6" (4.6m x 2.6m)

Overlooking the rear garden, the kitchen includes a fitted range of base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above, four ring gas hob with filter hood, double oven/grill, plumbing for washing machine, space for fridge freezer, plumbing for dishwasher, part tiled walls, Worcester gas combination boiler and tiled flooring that continues to the dining area with radiator and double glazed sliding patio doors.

ON THE FIRST FLOOR

Approached via the staircase from the lounge to:

LANDING

With feature porthole style upvc double glazed window, ceiling hatch to roof space, mains wired smoke alarm and six panel doors off to all rooms.

BEDROOM ONE 9'6" x 8'10" (2.9m x 2.7m)

Mirror fronted sliding door wardrobes, upvc double glazed window to front and radiator.

BEDROOM TWO 8'10" x 8'6" (2.7m x 2.6m)

Upvc double glazed window to rear with radiator below, mirror fronted sliding door wardrobes to recess and built-in storage cupboard with slatted shelving.

BEDROOM THREE 6'6" x 5'10" (2m x 1.8m)

Upvc double glazed window and radiator.

BATHROOM

Appointed with a white suite of low flush w.c with dual flush, wash bowl with mixer tap on vanity cupboard, twin grip panelled bath with mains thermostatic shower above, upvc double glazed window, part tiled walls, chrome heated towel rail, extractor fan and tiled flooring.

OUTSIDE

The property has the benefit of a private driveway which leads to the brick built garage having metal up and over door. Positioned on a corner plot, the garden is mainly lawned and extends to the front and side together with a path to the entrance door. A side garden gate opens to the partly walled garden which includes a paved patio with decorative gravel beyond and flowerbeds.

PLEASE NOTE

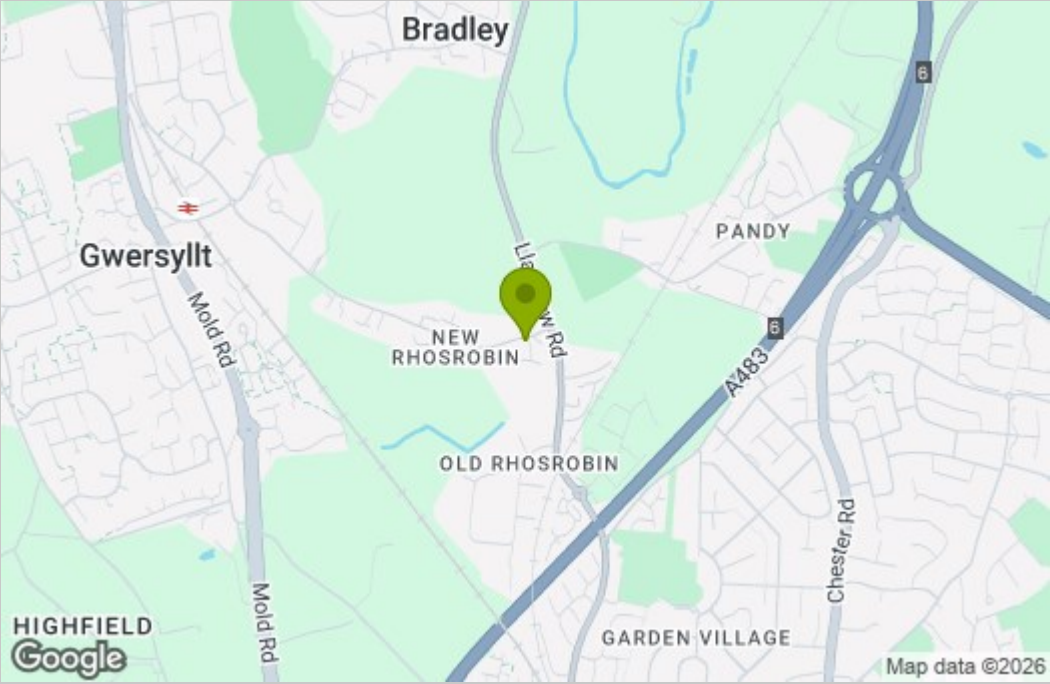
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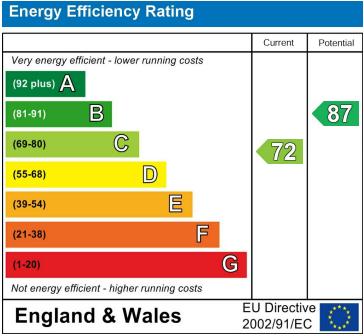
Floor Plan



Area Map



Energy Efficiency Graph



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