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31 Top Farm Road, Rhosrobin, Wrexham, LL11 2EZ

Offers In Excess Of £200,000

A well presented 3 bedroom (1 en-suite) semi-detached family home with detached garage conveniently located on the fringe of the city centre within easy reach of plenty of amenities, schools and road links to Wrexham and Chester. The property briefly comprises an open fronted porch, welcoming hall with stairs to 1st floor, cloaks/w.c., lounge with double doors opening to the dining room with French doors leading out to the rear garden and a connecting door to the fitted kitchen. The 1st floor landing gives access to the 3 bedrooms, 1 with en-suite shower room and a family bathroom with bath and shower above. Externally, the private drive leads to the detached brick garage alongside a lawned garden. The rear garden provides a secure and safe outdoor space to include a lawn with patio area. NO CHAIN. Energy Rating - C (72)

LOCATION
This development is conveniently located on the outskirts of Wrexham City Centre near to Rhosddu and Garden Village 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 for approximately ¾ of a mile passing the right hand turning for Ty Gwyn Lane. At the mini roundabout take the 1st exit into the development and Top Farm Road, follow the road around and the property will be observed on the right after the area of tree lined open space.

ON THE GROUND FLOOR
Pillared entrance porch with wall light and part glazed PVC door opening to:

HALLWAY
With feature arch, six panel doors off to all rooms, stairs to first floor landing with useful storage cupboard below, radiator, coving to ceiling, mains wired smoke alarm and central heating thermostat.

CLOAKROOM
Appointed with a white suite of low flush w.c with dual flush, wall mounted wash basin with tiled splashback, radiator, upvc double glazed window and wood effect vinyl flooring.

LOUNGE 13'9" x 8'6" (4.2m x 2.6m)
Upvc double glazed window with fitted blinds overlooking the front garden with radiator below, coving to ceiling and double part glazed doors leading through to:

DINING ROOM 9'6" x 7'6" (2.9m x 2.3m)
Coving to ceiling, radiator, upvc double glazed French doors opening to the rear garden and six panel connecting door to:

KITCHEN 9'10" x 7'6" (3m x 2.3m)
Accessed either from the dining room or the hallway, appointed with a shaker style range of base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, four ring stainless steel gas hob with oven/grill below and stainless steel extractor hood above, space for fridge freezer, plumbing for washing machine, part tiled walls, tiled flooring, radiator and PVC part glazed external door.

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

LANDING
With upvc double glazed window, ceiling hatch to roof space, mains wired smoke alarm and six panel doors off.

BEDROOM ONE
Well appointed with upvc double glazed window with fitted blinds providing a pleasant aspect overlooking the tree lined air of open space, radiator and two door fitted cupboard with hanging rail and light.

EN-SUITE
Appointed with a three piece white suite of pedestal wash basin with mixer tap, low flush w.c with dual flush, shower enclosure with mains thermostatic shower, upvc double glazed window, part tiled walls, radiator, extractor fan and inset ceiling spotlights.

BEDROOM TWO 9'6" x 7'10" (2.9m x 2.4m)
Upvc double glazed window to rear and radiator.

BEDROOM THREE 7'2" x 5'10" (2.2m x 1.8m)
Upvc double glazed window and radiator.

FAMILY BATHROOM
Appointed with a white suite of bath with mixer tap, electric shower above and splash screen, pedestal wash basin with mixer tap, low flush w.c with dual flush, part tiled walls, radiator, inset ceiling spotlights, extractor fan and storage cupboard housing the Worcester gas combination boiler.

OUTSIDE
A paved path leads to the front porch alongside a lawned garden with decorative slate border. A private tarmacadam driveway alongside a further lawned garden leads to:

BRICK BUILT DETACHED GARAGE
Having metal up and over door and side personal door.

GARDENS
A garden gate leads to the rear garden which provides a safe and secure environment to include a paved patio with lawn beyond which enjoys the afternoon and evening sunshine.

PLEASE NOTE
Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

















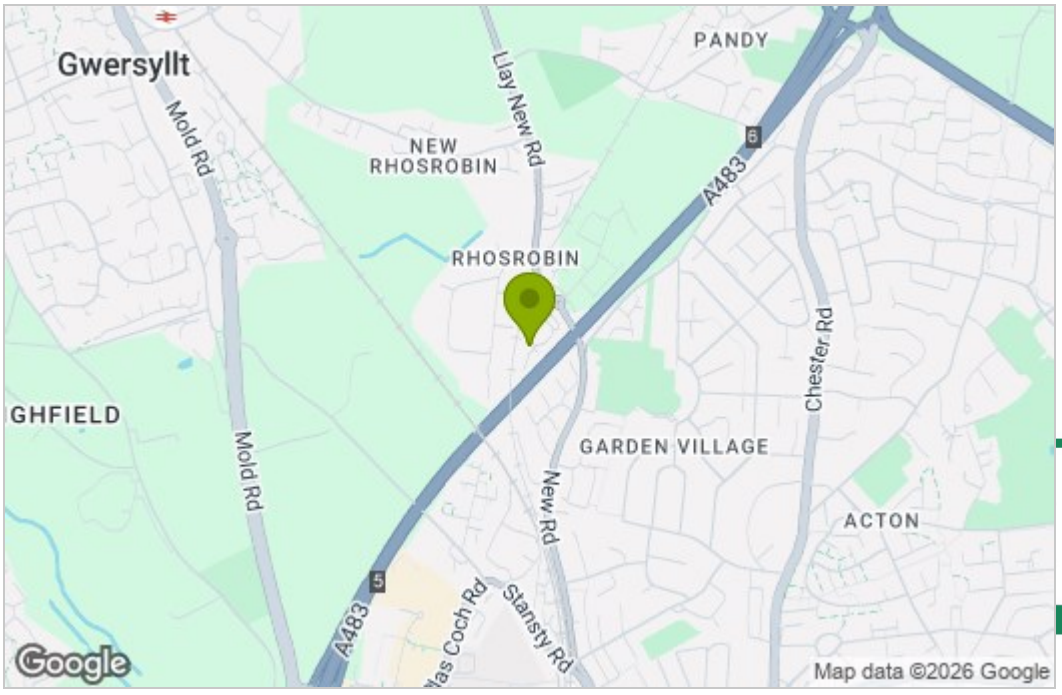




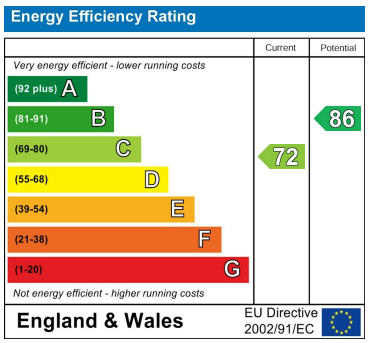




Area Map



Energy Efficiency Graph



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