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30 New Road, Rhosddu, Wrexham, LL11 2EA

Price £180,000

A spacious 3 bedroom semi detached house with private parking, garage and a sociable and practical kitchen diner conveniently located on the fringe of the city centre with an excellent range of amenities and public transport within walking distance. The accommodation briefly comprises a Upvc part glazed entrance door opening to the hall with stairs to 1st floor landing, bay window fronted lounge with the warmth of a log burner and oak mantel above, sitting room or play room, good sized open plan kitchen dining room, useful understairs store cupboard and a utility/ground floor w.c. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles and a well proportioned single bedroom. The family bathroom is appointed with a modern white suite with shower over the bath. Gas fired central heating and Upvc double glazing. To the front of the property is a gated path leading to the entrance door alongside a paved front garden. Access off East Avenue to the rear gated drive and garage. The enclosed garden offers a safe and secure entertaining space and includes a useful insulated store currently used as a small office, patio area and lawn. Energy Rating - TBC

LOCATION
Conveniently located within walking distance of the city centre and all its amenities including cafes, restaurants, high street shops, supermarkets and bus and train stations. Schools are local together with good road links to Wrexham, Chester and Mold allowing for daily commuting to the commercial and industrial centres of the region.

DIRECTIONS
From Wrexham City Centre proceed along Rhosddu Road for approximately ¼ of a mile passing the convenience store and turning for the fitness centre. Shortly after the property will be observed on the right before the right hand turning for East Avenue.

ON THE GROUND FLOOR
Upvc part glazed entrance door opening to:

HALLWAY
With coat hanging space, stairs to first floor landing, radiator and four panel white woodgrain effect doors off.

LOUNGE 14'5" x 10'2" (4.4m x 3.1m)
Enjoying a good degree of natural light through the upvc double glazed bay window to front, wood effect laminate flooring, feature log burner set within chimney breast on slate hearth with oak mantel above, coving to ceiling, radiator and arch through to:

SITTING ROOM/PLAYROOM 11'9" x 11'5" (3.6m x 3.5m)
A versatile reception room having a continuation of the oak effect laminate flooring, upvc double glazed window to rear, radiator, coving to ceiling and a four panel white woodgrain effect door opening to:

KITCHEN/DINER 20'11" x 8'10" (6.4m x 2.7m)
A good sized sociable and practical living space with the kitchen area appointed with a fitted range of base cupboards complimented by wood effect work surface areas incorporating a four ring electric hob with Smeg oven/grill below, integrated dishasher, black single drainer sink unit with mixer tap, part tiled walls, inset ceiling spotlights, radiator, concealed Worcester gas combination boiler, useful understairs storage cupboard, two upvc double glazed windows and upvc part glazed external door.

UTILITY/CLOAKS 8'6" x 6'6" (2.6m x 2m)
Appointed with a low flush w.c with dual flush, pedestal wash basin, plumbing for washing machine, base cupboard with wood effect worktop above, two upvc double glazed windows, radiator, inset ceiling spotlights and part tiled walls.

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

LANDING
With gallery over stairwell, ceiling hatch to roof space and coving.

BEDROOM ONE 17'0" x 9'2" max (5.2m x 2.8 max)
Wood effect flooring, upvc double glazed window to front, radiator and five door wardrobe.

BEDROOM TWO 10'5" x 8'10" (3.2m x 2.7m)
Upvc double glazed window to rear and radiator.

BEDROOM THREE 11'5" x 6'10" (3.5m x 2.1m)
A good sized third bedroom with upvc double glazed window to front, radiator and wood effect laminate flooring.

BATHROOM
Appointed with a modern white suite of low flush w.c with dual flush, rectangular wash basin with mixer tap set within a white gloss vanity unit, double ended bath with central mixer tap, mains thermostatic shower with Drench style shower head and splash screen, chrome heated towel rail, upvc double glazed window, attractive fully tiled walls and tiled flooring.

OUTSIDE
To the front of the property a gated patterned tiled path leads to the entrance door alongside a paved forecourt with low level brick boundary wall. A gated side access path shared with just one other property leads to a patio area and useful store which has been insulated and currently used as a small office having upvc double glazed entrance door. Beyond the patio is a lawned garden which leads to the gated private driveway together with garage having metal up and over door and side personal door.

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).



























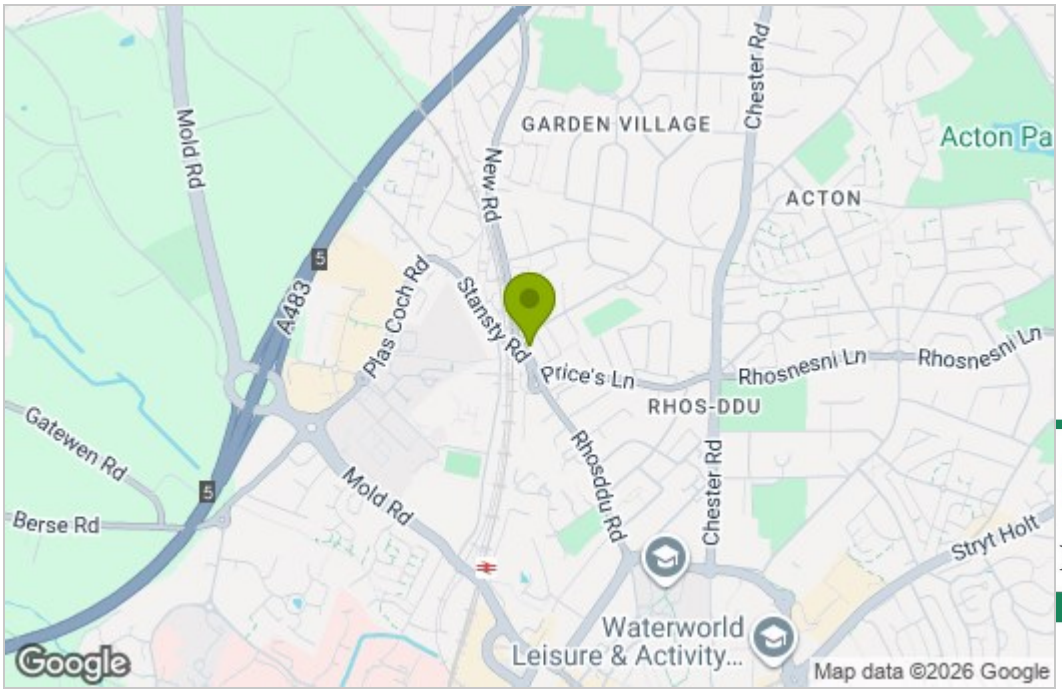


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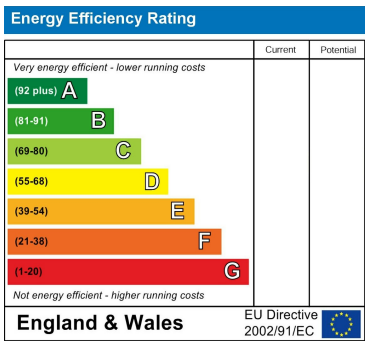
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Floor Plan

Area Map



Energy Efficiency Graph



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