



Charming extended period semi on Church Street, Rhosymedre. Two bedrooms, three receptions, large garden, garden room, garage and off-road parking. Character and space in a peaceful setting.

Council Tax band: C

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted door to the porch on the left hand side.

ENTRANCE PORCH

With UPVC Double glazed frosted windows, tiled step and hardwood door to entrance hall.

HALLWAY

With staircase rising off to the first floor, doors off TO lounge, dining room and cloakroom w.c..

LOUNGE

With UPVC Double glazed window to the front, fireplace with wooden mantle above and log burner inset on a tiled hearth. Tiled floor, radiator.

DINING ROOM

With UPVC Double glazed window to the side, tiled floor, radiator, door to the kitchen.

KITCHEN

Fitted kitchen comprising a range of wall and base cupboards with complementary worktop surfaces, space for cooker, with extractor hood above, space for fridge/freezer, space and plumbing for washing machine, stainless steel sink unit with mixer tap, wall mounted Worcester gas central heating boiler, UPVC Double glazed window to the side, tiled floor, door leading into the garden room.

GARDEN ROOM

With UPVC Double glazed windows and doors overlooking the rear garden, tiled floor, wall mounted electric radiator.

FIRST FLOOR LANDING

With access to the loft space, radiator, doors off to the bedrooms and bathroom.

BEDROOM ONE

With UPVC Double glazed window to the rear, radiator, feature wood panelling to one wall, carpeted flooring, built in storage cupboard.

BEDROOM TWO

With UPVC Double glazed window to the front, radiator, carpeted flooring.

FAMILY BATHROOM

Comprising of Panel enclosed corner bath, separate shower cubicle, low level w.c., pedestal wash hand basin, radiator, UPVC Double glazed and frosted window to the side, fully tiled walls, tiled floor, storage cupboard.

OUTSIDE TO THE FRONT

The property is accessed via double wrought iron gates leading to the pebbled driveway offering off road parking for two to three vehicles, and leading to the garage. Stone feature wall to boundary, also single gated access to the front with pathway to side entrance door.

OUTSIDE TO THE REAR

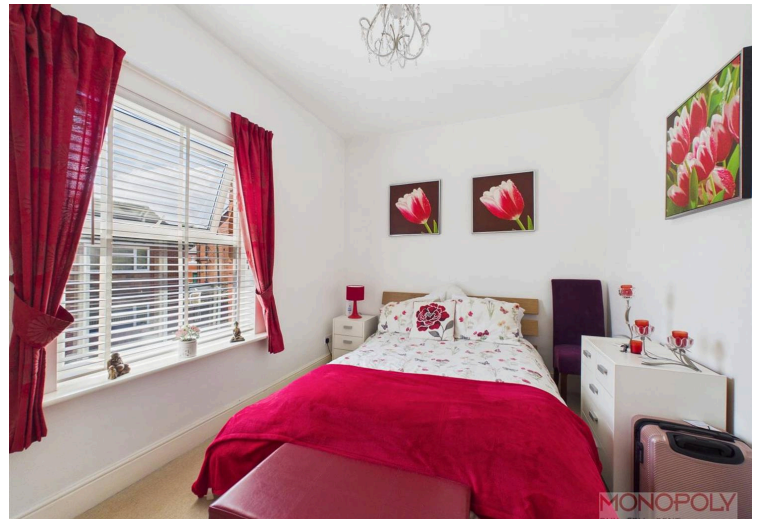
Stunning garden to the rear, which has to be seen to be appreciated, which is accessed via a gate from the side, which leads to feature sitting/patio area. The garden itself is extensive and laid to lawn with feature borders housing an array of trees, bushes, shrubs and plants. This beautiful garden has to be seen to be appreciated.

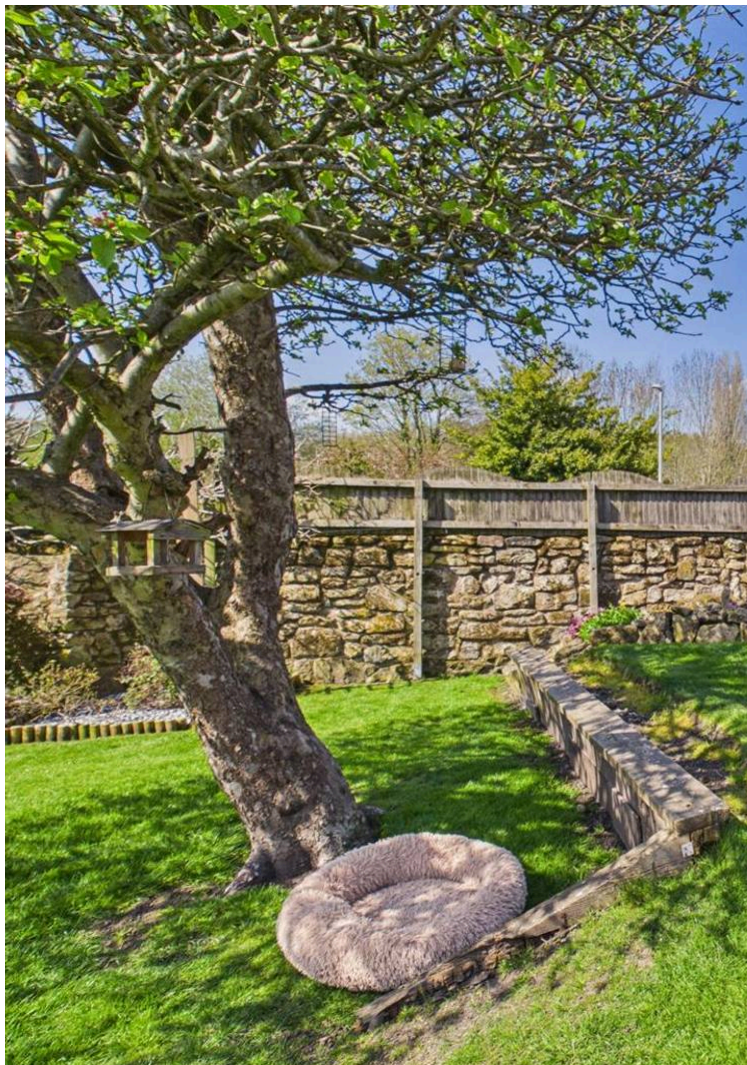
IMPORTANT INFORMATION

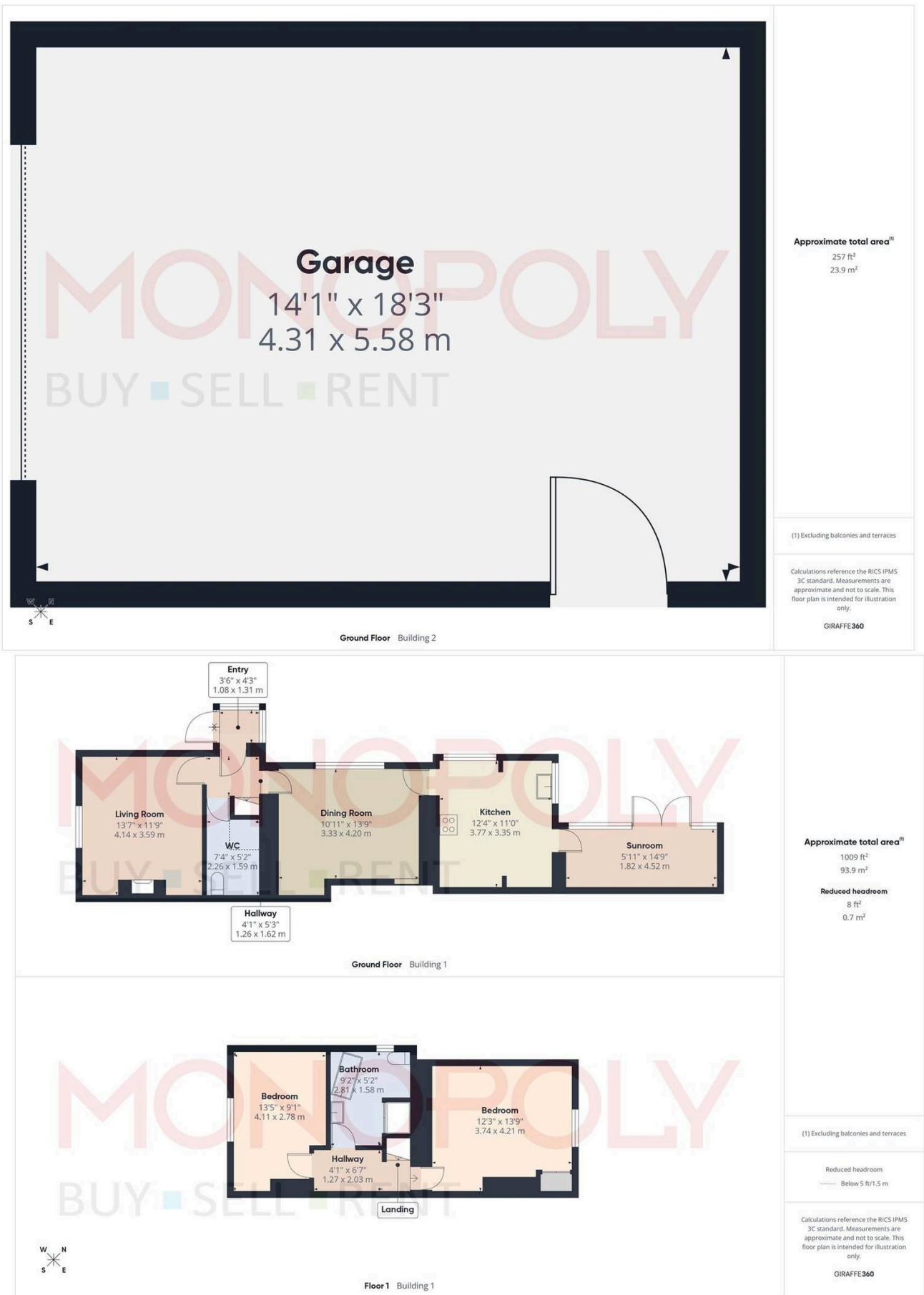
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