



5

Wrexham | | LL12 0DH

Offers In Excess Of £270,000

MONOPOLY
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Situated on Park View in the highly sought-after village of Rossett is this beautifully presented three double bedroom terraced home, benefiting from an extensive programme of renovation in recent years including a new roof, full re-wire and updated central heating system, amongst many other improvements.

The property has been thoughtfully modernised whilst retaining a wealth of character features, including original tiled flooring, feature fireplaces and internal doors. In brief, the accommodation comprises an inviting entrance hallway, living room, spacious central dining room, a modern fitted kitchen with integrated appliances, rear porch and a downstairs WC, offering versatile and well-proportioned living space.

To the first floor, the landing enjoys attractive views and leads to three generous double bedrooms and a stylish four-piece family bathroom.

Externally, to the front there is a gravelled driveway providing off-road parking for three to four vehicles, with a shared access running alongside the property leading to a generous rear garden. The rear garden is mainly laid to lawn and benefits from a timber storage shed, offering a great outdoor space.

Park View is ideally located along Chester Road in Rossett, a popular village known for its excellent transport links to both Wrexham and Chester via the nearby A483. The area offers a wealth of amenities within walking distance including well-regarded schools, local shops, public houses and eateries, as well as beautiful countryside walks and open views directly opposite the property.

- THREE DOUBLE BEDROOM TERRACED HOME
- FULLY RENOVATED THROUGHOUT WITH SOME CHARACTER FEATURES
- ENTRANCE HALLWAY, REAR PORCH AND DOWNSTAIRS WC
- NEWLY FITTED MODERN KITCHEN/BREAKFAST ROOM
- CENTRAL SPACIOUS DINING ROOM WITH LOG BURNER
- ADDITIONAL LIVING ROOM
- 'BURLINGTON' FOUR PIECE BATHROOM
- COUNTRYSIDE VIEWS
- DRIVEWAY AND PLEASANT REAR GARDEN AREA
- SOUGHT AFTER RESIDENTIAL LOCATION OF ROSSETT



Entrance Hallway

UPVC double glazed door leads into entrance hall with tiled flooring, ceiling light point, anthracite style radiator and exposed wooden turn staircase. Door leading into dining room.

Living Room

UPVC double glazed window to the front elevation with customised composite bi-fold shutters. Original tiled flooring, anthracite style radiator, ceiling light point, cupboard housing meters and electric box, fireplace alcove and archway leading into dining room.

Dining Room

Central dining space with uPVC double glazed French doors to the rear garden area. Log burner set on a slate hearth, original tiled flooring, vertical anthracite style radiator, ceiling light point, doors into kitchen and hallway.

Kitchen

Newly fitted Howdens kitchen housing a range of wall, drawer and base units with granite work surfaces over, incorporating a 'Belfast' sink unit with mixer tap over. Integrated appliances to include washing machine, tumble dryer, wine fridge and 'Smeg' 900mm range-style cooker with multiple gas burners and double oven, set within a recessed alcove. Additional space for fridge-freezer. The space is completed by engineered oak flooring, anthracite vertical radiator, recessed LED lighting, two wall lights and two uPVC double glazed windows to the front elevation with composite bi-fold shutters. Opening into rear porch.

Rear Porch

Wooden glazed door leading to rear garden, tiled floor, ceiling light point and door into downstairs WC.

Downstairs WC

Low-level WC, wall light point, tiled flooring and wall-mounted combination boiler.

Landing Area

An exposed wooden turn-staircase leads to a spacious landing area with uPVC double glazed window to the front fitted with a Roman blind, offering countryside views. Access to loft which is partly boarded with a useful pull-down ladder. Carpet flooring, ceiling light point, doors leading into three double bedrooms and bathroom.

Bedroom One

Spacious bedroom with uPVC double glazed window to the rear elevation overlooking the garden. Feature fireplace with decorative surround, built in storage, exposed original wooden flooring, anthracite vertical radiator, a mix of contemporary pendant lighting and minimalist wall-mounted bedside lights.

Bedroom Two

UPVC double glazed window to the front elevation with far-reaching countryside views. Feature fireplace with decorative surround, exposed original wooden flooring, anthracite radiator and ceiling light point.

Bedroom Three

UPVC double glazed window to the rear elevation overlooking the garden area. Feature fireplace with decorative surround, carpet flooring, anthracite radiator and ceiling light point.

Bathroom

A beautifully presented four-piece Burlington bathroom suite featuring a freestanding roll-top bath with traditional fittings, low level WC, elegant pedestal wash hand basin and a separate walk-in shower with contemporary black framed screen.





Finished with tiled flooring, sleek microcement shower splashback, extractor and recessed LED lighting, Two uPVC double glazed frosted windows to the front elevation fitted with Roman blinds.

Outside

To the front, a gravelled driveway provides off-road parking for three to four vehicles and benefits from an electric car charging point. A shared access archway leads to a pathway and timber gate, providing access to the rear garden.

The rear garden is predominantly laid to lawn with a concrete pathway running through, complemented by a mature tree adding character and greenery. Further features include a newly installed timber storage shed, external lighting, outside tap and enclosed fencing to the boundaries, offering a good degree of privacy and security.

Additional Information

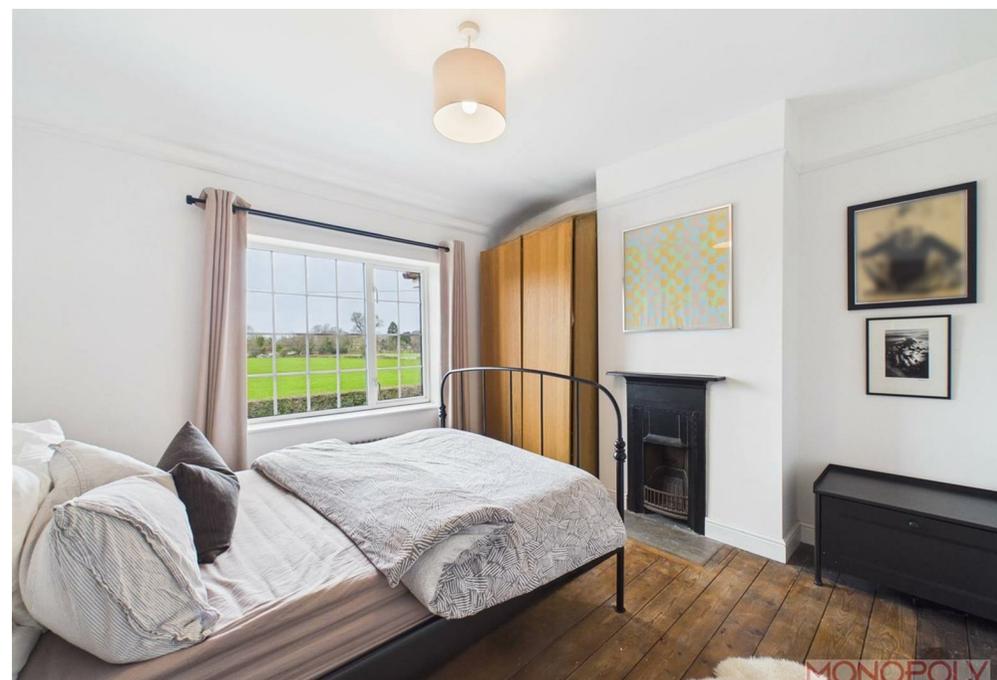
The vendor has been in the property for four years and has completed a full renovation of the home. Works include a full re-wire, new combination boiler, partial re-plumbing with all new radiators, full dampcourse downstairs, new roof, new log burner fitted, all walls re-plastered with some new ceilings, new light fittings, new shutters, new kitchen and new bathroom. Some of the original features have been maintained including internal doors, ruabon red flooring and feature fireplaces in the bedrooms. There is planning permission to the kerb at the front to be dropped. The timber shed is included with the sale. Please note the EPC is being updated to reflect the work that has been completed.

Important Information

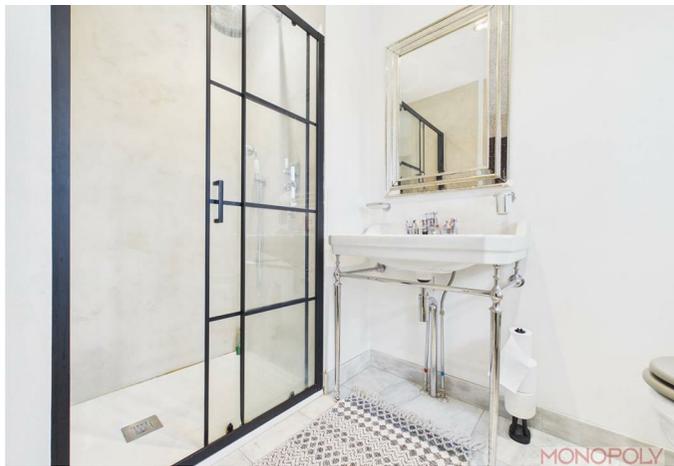
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable,

particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.







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Ground Floor



Floor 1



Approximate total area⁽¹⁾
 991 ft²
 92.1 m²
 Reduced headroom
 8 ft²
 0.8 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Rating	Current	Future	Rating	Current	Future
Very energy efficient - lower running costs (92-95) A			Very environmentally friendly - lower CO ₂ emissions (82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions (1-10) G		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Energy Efficiency Rating: 82
 Environmental Impact (CO₂) Rating: B





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