



|

Rossett | Wrexham | LL12 0BF

Offers In Excess Of £550,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT

Rossett | Wrexham | LL12 0BF

"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to offer For Sale this Impressive and BEAUTIFULLY PRESENTED Detached house set in a picturesque cul de sac location which offers a perfect blend of spacious and modern living. Built in 2016 the property boasts a generous and well-designed living space, making it an ideal family home. Upon entering, you are greeted by an Entrance Hall providing access to a beautifully appointed Lounge, Downstairs Cloakroom, Storage/ Utility Room, Stunning Open Plan/ Dining/Living room with Bi Fold doors opening to the rear garden, Utility Room. The property feature Four well-proportioned Bedrooms, the main bedroom having an En-Suite shower room. The Main bedroom as well as having an En-Suite has a walk in wardrobe/ dressing room. The family bathroom completes the accommodation to the first floor. Outside, the property is complemented by generous off road parking which can accommodate two vehicles . With its blend of modern features and ample space, it is sure to appeal to families and professionals alike. Do not miss the opportunity to make this wonderful property your own. This property will offer easy access to local shops, restaurants, schools, and green spaces. Whether you enjoy taking leisurely strolls in the countryside or want easy access to Wrexham, Chester and motorway network, this location offers the best of both worlds.

- STUNNING FOUR BEDROOM
- EXTENDED DETACHED HOUSE
- SOUGHT AFTER LOCATION
- CUL DE SAC LOCATION
- FABULOUS OPEN OPLAN KITCHEN/DINING/LIVING ROOM
- EN SUITE SHOWER ROOM
- UTILITY ROOM
- GARDENS TO FRONT AND REAR
- DOWNSTAIRS CLOAKROOM W.C.



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a feature composite double glazed door with frosted inset and which leads to entrance hall.

ENTRANCE HALLWAY

Spacious hallway with Oak effect laminate flooring, radiator, staircase rising off to the first floor, understairs cupboard.

LOUNGE

17'6" x 11'2" (5.35m x 3.41m)

Light and airy front room, with UPVC Double glazed window to the front elevation, with radiator beneath, covered ceiling, laminate flooring, Inset to the wall Log effect Gas Fire, Two UPVC Double glazed windows to the side.

UTILITY/ STORAGE ROOM

8'5" x 5'8" (2.57m x 1.75m)

Having three storage cupboards, laminate flooring, Chrome ladder style radiator.

DOWNSTAIRS W.C.

Comprising of dual flush low level w.c., Chrome ladder style radiator/towel rail, pedestal wash hand basin

OPEN PLAN KITCHEN/DINING/LIVING ROOM

27'5" x 23'7" (8.37m x 7.21m)

This Stunning Room is perfect for entertaining and a great example of modern living. With the Beautifully presented fitted kitchen comprising of a good range of wall and base cupboards with complementary worktop surfaces, incorporating an Integrated Five ring gas hob, electric double oven, built in microwave and Integral dishwasher, along with one and half bowl sink and drainer with spray mixer tap, UPVC Double glazed window to the rear, spotlights to the ceiling, Integral Fridge/ Freezer.

LIVING AREA

This lovely space benefits from UPVC Double glazed windows to the side elevation, Three velux windows to the vaulted ceiling area, French style patio doors, bi-fold doors, feature radiators, and a stunning fireplace with log burning stove. Have UPVC Double glazed bi-folding doors opening to the patio and garden beyond it really does bring the outside in.

UTILITY ROOM

8'5" x 5'8" (2.57m x 1.75m)

With wall and base cupboards, cupboard housing Gas Central heating boiler, inset stainless steel sink unit with mixer tap, worktop surfaces, ladder style radiator, plumbing for washing machine, UPVC Double glazed and frosted door to the side.

FIRST FLOOR LANDING AREA

With airing cupboard, access to the loft space, radiator, carpeted flooring, smoke alarm, doors leading off to the bedrooms and family bathroom.

MAIN BEDROOM

11'5" x 11'2" (3.48m x 3.42m)

Fabulous room comprising of a UPVC Double glazed window to the front with radiator beneath, carpeted flooring, door giving access to the En Suite, door leading into the walk in wardrobe/ dressing room, which has a UPVC Double glazed window to the front with radiator beneath.

EN SUITE SHOWER ROOM

8'3" x 7'10" (2.54m x 2.40m)

Comprising of dual sized shower cubicle, with rainforest shower head, dual flush low level w.c., His and Hers wash hand basins set in a vanity units, Chrome ladder style radiator/towel rail, extractor fan, tiled floor, UPVC Double glazed frosted window to the side.

BEDROOM TWO

11'5" x 9'4" (3.50m x 2.86m)

With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.

BEDROOM THREE

13'1" x 8'10" (3.99m x 2.70m)

With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.

BEDROOM FOUR

13'8" x 8'10" (4.19m x 2.70m)

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

FAMILY BATHROOM

Stunning bathroom with dual sized shower cubicle, panel enclosed bath, dual flush low level w.c., wash hand basin set





in a vanity unit, half height tiled walls, spotlights to the ceiling, extractor fan, Chrome ladder style radiator/ towel rail.

OUTSIDE TO THE FRONT

The property is accessed via a Block paved driveway with parking for three to four vehicles which leads to the garage, which has been part converted to a storage/ utility room. The garden is laid to lawn and has mature floral borders and there is a pathway that extends to the right hand side giving access to the rear garden.

OUTSIDE TO THE REAR

Lovely garden with paved patio/sitting area, leading to the lawned garden and in turn to a feature decked sitting area. Wooden fencing to the boundaries.

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage.

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.



MONEY LAUNDERING REGULATIONS 2003
 BUY - SELL - RENT



Ground Floor

Approximate total area⁽¹⁾
 1729.23 ft²
 160.65 m²

MONEY LAUNDERING REGULATIONS 2003
 BUY - SELL - RENT



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

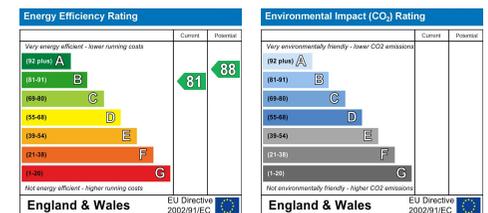
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.







Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT