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Rossett | Wrexham | LL12 0EF

£265,000

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A beautifully presented 3 bedroom semi-detached property situated within the desirable village of Rossett. The property offers superbly appointed and immaculately presented accommodation throughout including a spacious kitchen/dining room, modern bathroom, good size rear garden and off road parking to the front, all of which can only be appreciated when viewing the property. Located in Rossett close to an excellent range of facilities and amenities including convenience store, doctors surgery, pharmacy. A good selection of pubs, restaurants and cafes are perfect for dining out with friends and family. Darland High School and St. Peter's Church in Wales Primary School ensure excellent local schooling options. Slightly further afield is Kings School, Chester. There is good road access to the A483 for travel to Wrexham, Chester and beyond.

- A THREE BEDROOM SEMI DETACHED HOUSE
- BEAUTIFULLY APPOINTED INTERNAL ACCOMODATION
- STUNNING KITCHEN/DINING ROOM
- WELL PRESENTED LOUNGE
- CONTEMPORARY BATHROOM
- GENEROUS REAR GARDEN
- AMPLE OFF ROAD PARKING
- SOUGHT AFTER VILLAGE LOCATION
- RECENTLY INSTALLED DOUBLE GLAZED WINDOWS
- MUST BE VIEWED TO BE APPRECIATED



## Kitchen/Dining Room

Beautifully appointed with attractive wood effect flooring, a modern range of wall and base units, complementary worktops, ceramic sink drainer, mixer tap, oven and grill, induction hob with extractor over, spaces for washing machine and fridge freezer, wine chiller, stairs to first floor, door to lounge, window to side, French style doors to rear, contemporary vertical wall radiator.

## Lounge

Beautifully presented with a feature wood burner style gas fire with a stone hearth and brick surround. Double glazed window to front and French doors to the rear. Carpeted flooring flooring.

## First Floor Landing

Carpeted flooring, doors to three bedrooms and bathroom.

## Bedroom One

Again well presented with wood effect flooring flooring. Double glazed window to front, built in storage cupboard plus over head cupboard, fitted wardrobe.

## Bedroom Two

Wood effect flooring and double glazed window to front.

## Bedroom Three

Wood effect flooring, double glazed window to the rear and built in storage cupboards.

## Bathroom

Modern suite comprising a panel bath with shower over, shower screen, aqua panel splashback, wc, hand wash basin in vanity, tile effect flooring, tiling to one wall, contemporary towel rail, window to rear, spotlights.

## Front Garden

Ample off road parking on a gravelled front driveway extending alongside the house with space for multiple vehicles leading to a rear fibre glass garage/workshop with recently installed double doors.

## Rear Garden

To the rear is a patio adjacent to the house, gravelled area with stone paving, planted raised beds. Further patio and seating areas to rear through a trellis archway. Hedging and fencing to sides. Two vehicle gates to front.

## Additional Information

Gas central heating boiler...Upvc double glazing recently installed.

\*\*Please note the garden pictures are ones taken now and ones from a summer\*\*

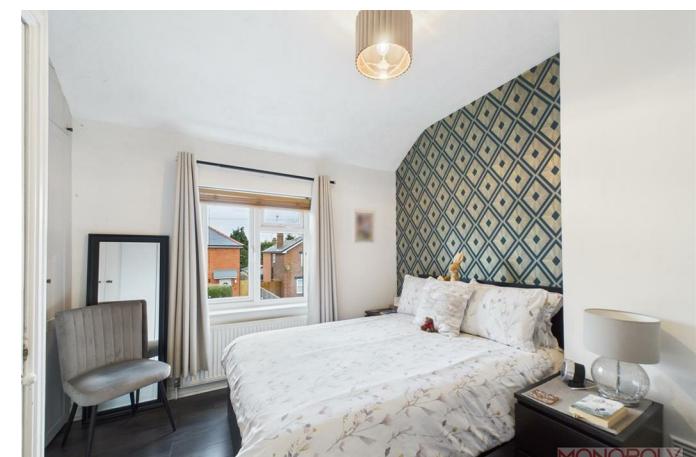
## Important Information

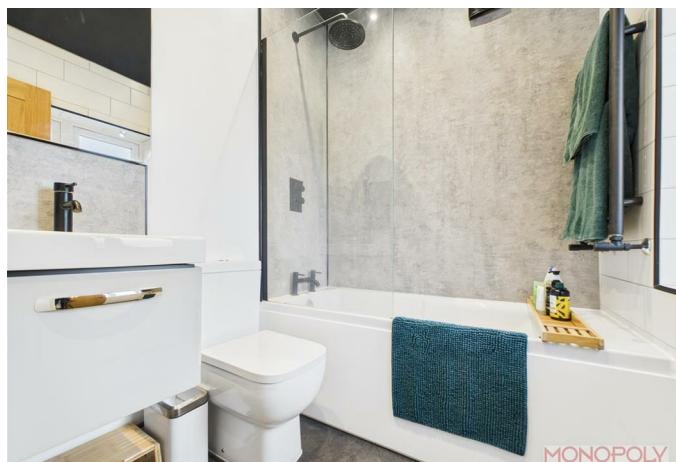
### MONEY LAUNDERING REGULATIONS 2003

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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Energy Efficiency Rating		Current	Provisional
Very energy efficient - lower running costs (92 plus)	A		88
(81-91)	B		72
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provisional
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		





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