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Wrexham | Wrexham | LL12 0HQ

£395,000

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A spacious and immaculately presented 2 bedroom detached bungalow located in the desirable village of Rossett. This superb property offers versatile and well appointed accommodation throughout also benefitting from a converted double garage that can be used as an extra reception room. The property benefits from an open aspect to the front of the property over open fields and has a lovely well maintained rear garden and generous lawned gardens to the front and side. The internal accommodation briefly consists of; study/sitting room, converted double garage, lounge, spacious kitchen/dining room, 2 double bedrooms, modern bathroom and cloakroom. Externally there are generous gardens and ample off road parking.

- A spacious 2 bedroom detached Bungalow
- Immaculately presented living accommodation
- Modern and spacious kitchen/dining room
- Modern bathroom
- Generous gardens to the front side and rear
- Located in the sought after village of Rossett
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



Sitting room/Study

15'5" x 9'8" (4.71m x 2.96m)

The main entrance door opens into this versatile room which is currently being used as a study but could be used as another reception room. It is well presented with tiled flooring, dual aspect double glazed windows offering lovely field side views.

Games room/Home Office

16'2" x 14'9" (4.93 x 4.51m)

A door off the study/sitting room opens into which would have originally been a double garage but has previously been converted it in to a versatile room but would make a superb extra reception room and could also be converted back in to a garage accessible for cars. The room has carpet tiled flooring, hand wash basin, access to a boarded loft space, door off to rear garden with toughened glass and double glazed windows fitted with security grills. This room also has the potential to turn in to a third bedroom as long as any necessary building regulations are adhered to.

Inner Hallway

Door of the study/sitting room into a small inner hallway with built in units and shelving and door into the main hallway.

Hallway

With doors of to the bedrooms, bathroom, kitchen and lounge, access to loft space, carpeted flooring

Lounge

17'11" x 11'9" (5.48m x 3.60m)

A well presented, light and spacious room with dual aspect double glazed windows again benefiting from field side views, carpeted flooring, opening into the kitchen/dining room.

Kitchen/Dining room

20'3" x 11'6" (6.18m x 3.53m)

An archway leads from the lounge into the kitchen/dining room, which can also be accessed off the hallway. A real feature to this property is the stunning, modern and impressively spacious kitchen/diner, superbly appointed with a comprehensive range of matching wall, drawer and base units, ample working surface with inset 1 1/4 stainless steel sink and drainer unit, built in electric oven and microwave, 5 ring gas hob with a stainless steel and glass extractor fan over, integrated dishwasher and fridge/freezer, dual aspect double glazed windows, tiled flooring, door off to the side, ample room for a dining table and chairs, door to cupboard housing the gas boiler and door to airing cupboard housing the hot water tank.

Bedroom 1

15'1" x 10'6" (4.62 x 3.21)

A spacious and well presented bedroom with fully fitted wardrobes with sliding mirrored doors, carpeted flooring, double glazed window overlooking the rear garden.

Bedroom 2

12'10" x 12'0" (3.92m x 3.67m)

Again a good size room with a double glazed window overlooking the rear garden, fully fitted wardrobes with inset sink and units under, carpeted flooring.

Bathroom

6'5" x 5'8" (1.98m x 1.75m)

Fitted with a white suite comprising of a low level w.c, wash hand basin with vanity unit under, shower cubicle, part tiled walls, tiled flooring, double glazed window.





Cloakroom

Fitted with a low level w.c, hand wash basin with vanity unit under, tiled flooring.

Rear Garden

A superbly maintained garden with a paved patio area adjacent to the rear of the property leading on to a shaped lawn with another paved seating area to the foot of the garden. The garden benefits from a good degree of privacy and there is gated access to the front of the property.

Front garden

Occupying a corner plot with generous, well maintained lawned gardens that sweep around the side and to the front of the property. The lawned gardens have feature flower beds and there is a concrete driveway to the side providing off road parking.

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.

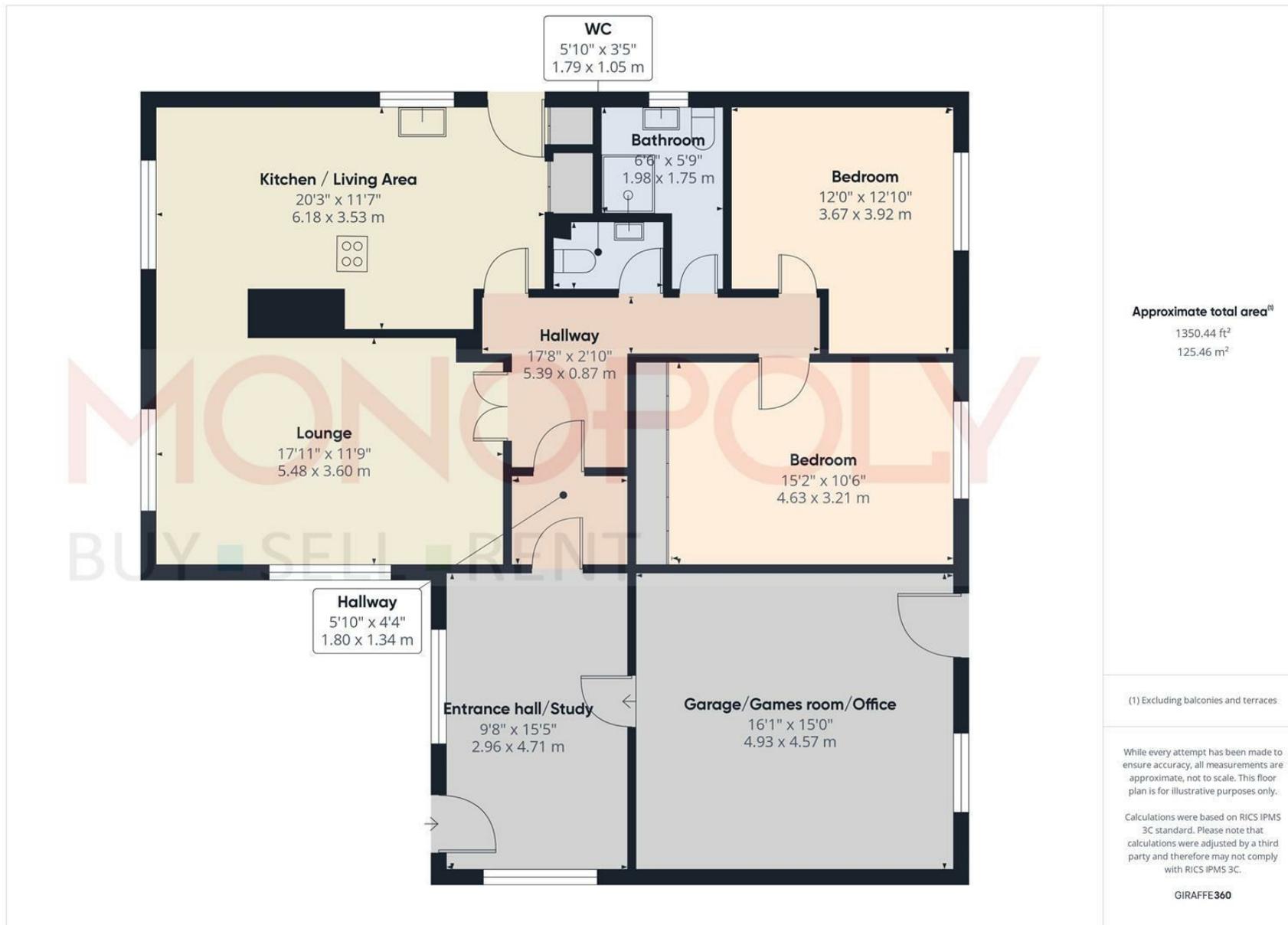
Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.





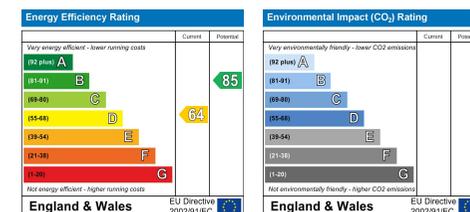




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