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Wrexham | LL12 0EJ

£395,000

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A wonderful opportunity to purchase a 4 bedroom, 2 bathroom family home occupying a corner plot within the desirable village of Rossett. This spacious property offers 2 reception rooms, 4 bedrooms, 2 bathrooms and immaculately maintained gardens to the front side and rear. Situated within the popular village of Rossett which has a wealth of local amenities including shops, nice pub/restaurants, primary and secondary schools and has excellent access to both Wrexham and Chester either via car or the frequent bus service. In brief the property comprises of; entrance hall, downstairs w.c, dining room, lounge, kitchen and utility room to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- A spacious 4 bedroom, 2 bathroom detached family home
- Occupying a corner plot
- 2 Reception rooms
- En-suite
- Off road parking and single garage
- Desirable village location
- NO CHAIN
- VIEWING HIGHLY RECOMMENDED



Hallway

With attractive wood block flooring, door into the dining room and downstairs w.c.

Downstairs W.C

Fitted with a low level w.c, wash hand basin, wood block flooring, access to a loft space, double glazed window.

Dining Room

A spacious room with a double glazed window to the rear, carpeted flooring, stairs off to the first floor.

Lounge

Again a spacious room with a central stone fireplace with stone hearth and plinths, carpeted flooring, double glazed window to the front, sliding patio doors off to the rear garden.

Kitchen/Breakfast Room

Fitted with a range of modern wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven and grill, 4 ring gas hob, extractor fan, space for a refrigerator, part tiled walls, double glazed window to the rear.

Utility Room

Fitted with a stainless steel sink and drainer and units under, work top, plumbing for a washing machine, space for a dryer, door off to the side, wall mounted 'Worcester' gas boiler, double glazed window, wood effect flooring.

First Floor Landing

Part galleried with a picture window to the front, carpeted flooring, access to the loft space, door to an airing cupboard housing the hot water tank.

Bedroom 1

A good size bedroom with a double glazed window

to the front, carpeted flooring, fitted wardrobes with sliding mirrored doors, swinging double doors into the en-suite.

En-Suite

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, part tiled walls, double glazed window.

Bedroom 2

With a double glazed window to the rear, carpeted flooring, built in wardrobes.

Bedroom 3

With a double glazed window to the front, carpeted flooring, built in wardrobe.

Bedroom 4

With a double glazed window to the rear, carpeted flooring.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin, part tiled walls, double glazed window.

Gardens

The property benefits from occupying a corner plot with immaculately maintained gardens to the front, side and rear. To the front is a brick paved driveway leading to a single garage with electric door. To the side are generous well maintained lawned gardens. To the rear is a beautifully landscaped garden with 2 circular brick paved patio areas leading on to a manicured lawn with well established planted borders and a circular gravelled area ideal for potted plants. There is gated access to the front of the property.

Garage

With electric door, mains electric, side door into the garage.











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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.

Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			85
(69-80) C			73
(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 ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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