



Burton Hall Road, Wrexham LL12 0AR

£390,000

Situated in the sought-after village of Rossett, this spacious two-bedroom detached bungalow occupies generous grounds with wrap-around, well-established gardens. Built by the current owner 42 years ago, the property has been carefully maintained throughout their ownership. In brief, the accommodation comprises an entrance hall with storage cupboards, an open-plan kitchen/dining area, sitting room, bathroom with an additional WC, two double bedrooms, and a spacious conservatory offering views over the garden. Externally, the property enjoys a generous driveway, mature gardens, and a charming orchard. The village of Rossett offers a wide range of local amenities within walking distance, along with excellent transport links to Wrexham, Chester, and beyond. Please note: The property is subject to an agricultural occupancy condition, ensuring it remains available to those working in the agricultural industry.

- DETACHED BUNGALOW
- OPEN PLAN KITCHEN/DINING ROOM
- BATHROOM AND WC
- WELL-ESTABLISHED GARDENS
- EXCELLENT TRANSPORT LINKS
- TWO DOUBLE BEDROOM
- SITTING ROOM AND CONSERVATORY
- DRIVEWAY FOR MULTIPLE VEHICLES
- VILLAGE LOCATION
- AGRICULTURAL OCCUPANCY TIE



Entrance Hall

External porch with quarry tiled floor and outside light leads to the entrance. A single glazed wooden door leads into the entrance hall which is 'L' shaped with doors off to sitting room, downstairs WC, kitchen, bedrooms and bathroom. Three storage cupboards, one with sliding wooden door and shelving, another with shelving and an additional walk in storage cupboard with frosted window to the side and ceiling light point. Carpet flooring, two panelled radiators, two ceiling light points, access to loft where boiler is situated and coved ceiling.

Open Plan Kitchen/Dining Room

Housing a range of wall, drawer and base units with complimentary work surface over and built in breakfast bar. Composite sink and drainer with mixer tap over. Integrated appliances to include traditional Aga range with two hot plates, a double oven and plate warmer. Space for eye-level microwave, two ceiling light points, tiled flooring and part-tiled walls, space for dining table, two panelled radiators and three uPVC double glazed windows to the rear and side elevation. Doors into hallway, utility room and sitting room.

Utility

Housing a range of base units with work surface over. Space and plumbing for washing machine. Space for fridge freezer. Stainless steel sink unit with taps over. Tiled flooring, ceiling light point and single glazed wooden framed window and door leading to the garden area.

Sitting Room

UPVC double glazed window to the front elevation with deep sill. Open fireplace set on quarry tiled hearth with brick surround and wooden mantle. Three wall lights and a ceiling light point. Panelled radiator, coved ceiling, carpet flooring, sliding wooden doors into kitchen diner and uPVC double glazed sliding doors into conservatory

Conservatory

Triple aspect, part brick built with uPVC double glazed windows overlooking the garden area. Tiled flooring, ceiling light point, power sockets, electric heater and uPVC 'French' style doors leading into garden area.

Downstairs WC

Two piece suite comprising WC and wash hand pedestal. Wooden framed porthole window to front elevation, radiator, carpet flooring and ceiling light point.

Bedroom One

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Two

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising panelled bath with mains shower over, WC and wash hand basin with vanity storage unit under. Tiled floor, panelled radiator, ceiling light point, shave point and part tiled walls. UPVC double glazed window to the front elevation.

Outside

To the front there is a wooden double gate leading into a gravel driveway with space for multiple vehicles. The gardens are a particular feature of this property wrapping around all the property. The garden is well established, containing a number of trees and shrubberies. A pathway leads around the property and to a patio area, extending to the garden which is mainly laid to lawn. Continuing, there is an orchard containing an array of different trees to include apple varieties and plums. There are two garden sheds, outside lighting and a mixture of fencing and hedges to the border.



Additional Information

The property was built 42 years ago by the present owner. It is important to note, this property is subject to an agricultural occupancy condition.

This means that the occupation of the property is restricted to individuals who are employed or last employed in agriculture or forestry (as defined in Section 336 of the Town and Country Planning Act 1990), or those who are closely related to such individuals. Purchasers will need to demonstrate compliance with this condition, either through their own employment in the sector or through a qualifying connection.

This type of restriction is commonly placed on rural properties to ensure they remain available to those working in the agricultural industry. Buyers who believe they may qualify are encouraged to seek independent advice and may wish to contact the local planning authority for further clarification.

In terms of utilities the property is mains electric and water. There is 'Calor' gas to the property which is filled approximately twice a year and is located to the front. There is a septic tank which is emptied approximately once a year.

Important Information

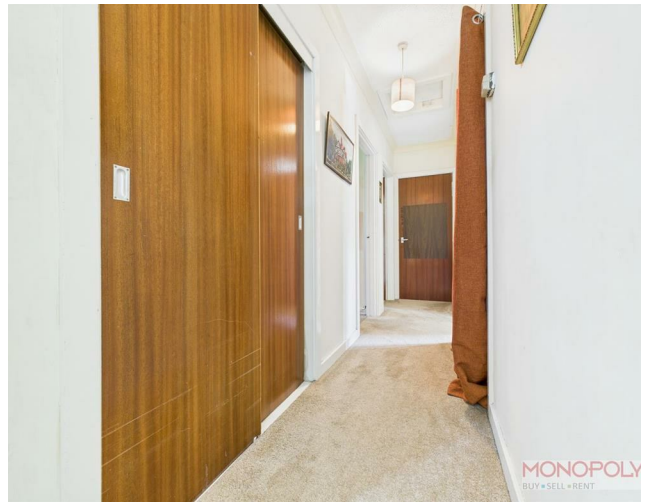
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Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

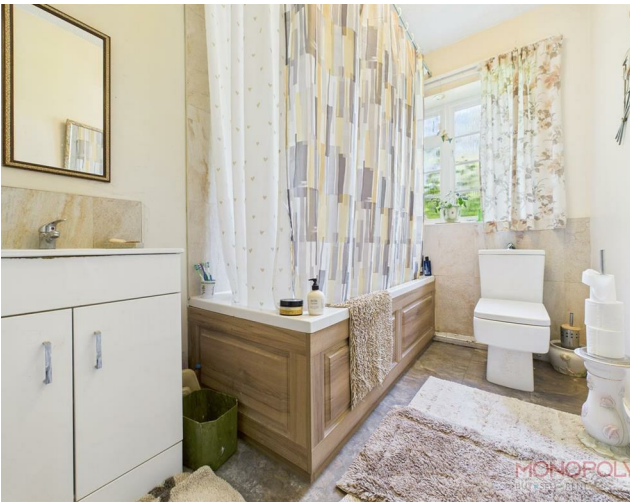
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information

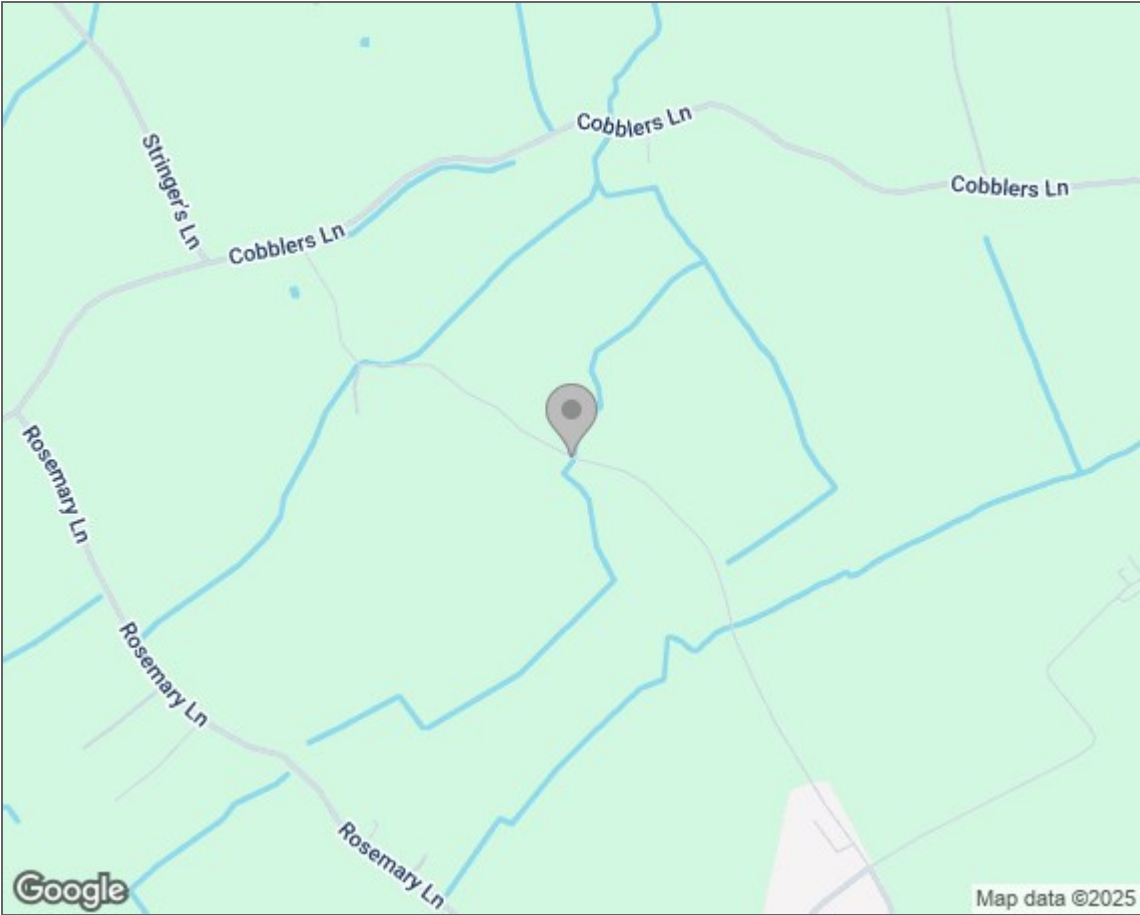
supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are 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.











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

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