



I The Stables

Wrexham | | LL12 0HN

£260,000

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"VIEWING HIGHLY RECOMMENDED"

A BEAUTIFULLY PRESENTED Two Bedroom semi-detached property located in the very desirable village of Rossett. The property is tucked away within a private courtyard in the village centre and offers Two double bedrooms, conservatory and has the added bonus of a single garage. In brief the property comprises of; entrance hall, kitchen, lounge, conservatory and downstairs cloakroom to the ground floor and Two double bedrooms and a bathroom to the first floor. Externally there is a private courtyard and access to a single garage.

Located in the popular village of Rossett, which has numerous local amenities close to hand including shops, good pubs/restaurants, good local primary school and is conveniently situated on an excellent bus route to both Chester and Wrexham.

- A Beautifully Presented semi-detached property
- Two Bedroom
- Conservatory
- Single garage
- Desirable village location
- 2 Double bedrooms



Entrance Hallway

With UPVC Double glazed front door, staircase rising off to the first floor, UPVC Double glazed window to the front.

Downstairs Cloakroom

Fitted with a low level w.c, wash hand basin, timber effect flooring.

Kitchen

9'3"x 8'5" (2.82mx 2.59m)

Superbly appointed with a range of recently fitted wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven, 4 ring gas hob with concealed extractor fan over, integrated fridge/freezer, plumbing for a washing machine, part tiled walls, tile effect cushioned flooring, UPVC Double glazed window to the front.

Lounge

12'2"x 17'8" max (3.71mx 5.39m max)

A beautifully presented and spacious room with timber effect flooring, UPVC Double glazed window to the front, double doors to the conservatory.

Conservatory

10'0"x 10'0" (3.07mx 3.05m)

A superb extra living space with uPVC double glazed windows and french doors off to a private courtyard, timber effect flooring.

First Floor Landing

With carpeted flooring, Two UPVC Double glazed windows

Main Bedroom

17'10" m max(into recess)x 11'3" max (5.44 m max(into recess)x 3.45m max)

A Good size and well presented double bedroom with timber effect flooring, Two UPVC Double glazed windows to the front.

Bedroom 2

9'3"x 8'5" (2.82x 2.57)

Another double bedroom with a UPVC Double glazed window to the front.

Bathroom

White bathroom suite consisting of a panelled bath with thermostatic shower over, glass style shower screen, low level w.c, pedestal wash hand basin, part tiled walls, UPVC Double glazed frosted window.

Gardens

The property is approached via a private driveway between two properties to a courtyard with parking and turning area leading to the front doors of number 1 and 2 The Stables. In addition there is a small flagged patio area leading from the conservatory.

Garage

There is a single garage with an electric door adjacent to the property.

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



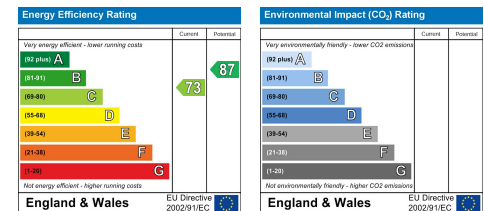




MONEY LAUNDERING REGULATIONS 2003

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.



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