



## Darland Lane, Rossett LL12 0FB

### £400,000

Situated in the charming location of Rossett Park, Lavister, Wales, this beautiful two-story detached property spans an impressive 134.0 square meters. The ground floor introduces you to two reception rooms, a light-filled sunroom, a fully-equipped kitchen, a spacious utility room, a convenient WC and a single-car garage. The first floor houses four well-appointed bedrooms, two en suite shower rooms and a bathroom. The local area boasts several amenities and places of interest, including the popular Grosvenor Pulford Hotel & Spa, local pubs such as The Golden Lion and The Dog and Pickle, and Darland High School nearby. This property perfectly marries functionality and elegance and promises a comfortable lifestyle for future homeowners.

- A DETACHED HOUSE
- THREE BATHROOMS
- SUN ROOM
- ENCLOSED REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- FOUR BEDROOMS
- TWO RECEPTION ROOMS
- UTILITY & DOWNSTAIRS WC
- INTEGRAL GARAGE & OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED!



## Entrance Hall

Entrance door, wood effect flooring, stairs to first floor, doors to two reception rooms, kitchen and understairs cupboard.

## Family Room

Bay window to front, carpet.

## Living Room

Carpet, coving, gas fire with complementary surround, patio doors to sun room.

## Sun Room

Timber flooring, ceiling fan, poly carbonate roof, French style doors to rear garden.

## Kitchen

Fitted range of wall and base units, complementary work tops, stainless sink/drainage, gas hob, double oven, tiled splashback, space for dishwasher, window to rear, door to utility.

## Utility

Base units, work surface over, spaces for washing machine and fridge/freezer, tiled splashback, external door to rear, door to wc.

## WC

WC, hand wash basin, window to rear.

## First floor landing

Carpet, doors to four bedrooms, bathroom and linen cupboard.

## Bedroom One

Carpet, two windows to rear, door to walk in robe with rails, door to en suite.

## En Suite

Walk in shower, w.c, hand wash basin, window to side, tiled walls and floor.

## Bedroom Two

Carpet, window to rear, door to en suite.

## En Suite

Shower enclosure, wc, hand wash basin, part tiled walls, tiled floor.

## Bedroom Three

Carpet, window to front, fitted wardrobe.

## Bedroom Four

Carpet, window to front, fitted wardrobe.

## Bathroom

Panel bath with electric shower over, hand wash basin, wc, tiled walls and flooring, chrome towel rail.

## Garage

Up an dover door, pedestrian door to side, power and lighting, gas central heating boiler.

## Outside

Front drive with additional parking area opposite.

Attractive rear garden with patio adjacent house, lawn, planted borders, gate and access to front.

## IMPORTANT INFORMATION

\*Key facts interactive report link available in video tour and brochure sections. \*

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.

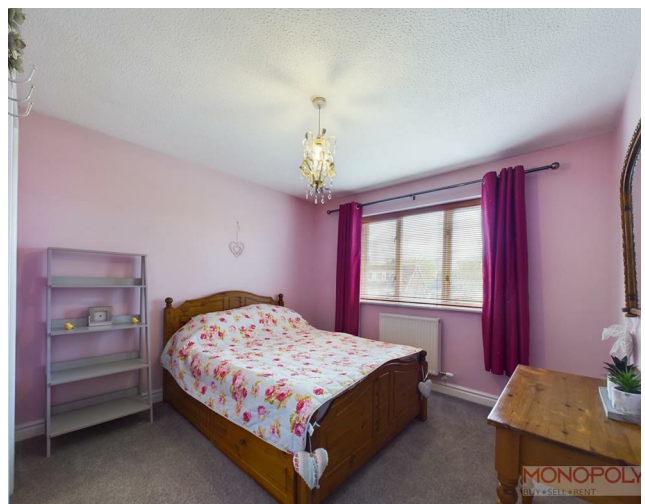
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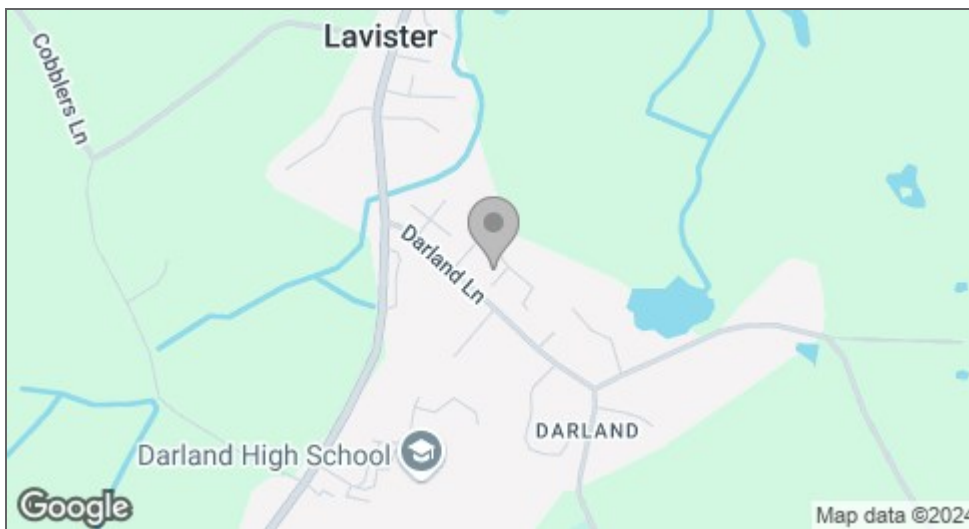
verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact 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		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	64	
(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	Potential
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		
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