



16

Rossett | Wrexham | LL12 0HQ

£369,950

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Welcome to this superb property located on Alyn Drive in the desirable village of Rossett, Wrexham. This delightful house boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms, there is ample space for a growing family or for those who enjoy having a home office or hobby room. The property features a well-maintained bathroom, ensuring your comfort and convenience. As a link detached house, you'll enjoy the privacy and tranquillity of a standalone property while still being part of a friendly neighbourhood. One of the standout features of this property is the parking provision - with space for two vehicles on a front drive plus a single garage, parking will never be a concern for you or your guests. Located in the sought-after area of Rossett, you'll have easy access to local amenities, schools, and beautiful green spaces for leisurely walks or outdoor activities. The village itself offers a sense of community and a peaceful environment to call home. Don't miss out on the opportunity to make this lovely property your own. Book a viewing today and envision the life you could create in this wonderful home on Alyn Drive.

- A FOUR BEDROOM LINK DETACHED HOUSE
- TWO RECEPTION ROOMS
- BEAUTIFULLY APPOINTED INTERNAL ACCOMODATION
- MODERN FAMILY BATHROOM
- INTEGRAL GARAGE
- AMPLE OFF ROAD PARKING
- ATTRACTIVE & ENCLOSED SOUTH WEST FACING REAR GARDEN
- RECENTLY INSTALLED GAS BOILER & RADIATORS
- SOUGHT AFTER VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED!



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Location

The property is desirably located in Rossett near to an excellent range of facilities and amenities including convenience store, doctors surgery, pharmacy. A good selection of pubs, restaurants and cafes are perfect for dining out with friends and family. Darland High School and St. Peter's Church in Wales Primary School ensure excellent local schooling options. Slightly further afield is Kings School, Chester. There is good road access to the A483 for travel to Wrexham, Chester and beyond.

Entrance Porch

With uPVC/double glazed front door and side panel, tiled flooring, lighting and inner doorway leading to the entrance hall.

Hallway

Doors to wc, dining room and kitchen, laminate flooring downstairs storage cupboard.

Lounge

Window to front, laminate flooring, open into dining area.

Dining Room

Laminate flooring, double glazed double external doors with double glazed side panels, overlooking and leading to the rear garden.

Kitchen

With a range of wall units, floor cupboards and drawers with granite effect work surfaces and upstands, tiled splashbacks, aspect over the rear garden, stainless steel 1 1/2 bowl single drainer sink unit with chromium swan neck mixer tap, fitted four ring gas hob with stainless steel backplate and hood, separate electric double oven/grill, double radiator, tiled flooring, ceiling downlighters, wall/cupboard mounted gas fired boiler, integrated refrigerator,

integrated dishwasher, uPVC/double glazed rear external door, and inner doorway leading to the garage.

WC

Contemporary style white suite having chromium fittings comprising wash hand basin with tiled splashback and facing mirror, hidden cistern dual flush WC and tiled flooring.

First floor landing

Access to the loft space and doorways to the following first floor rooms.

Bedroom One

Window to front, carpet and recessed double doored wardrobes/storage cupboards.

Bedroom Two

Window with aspect over the rear garden, carpet and recessed double doored wardrobes/storage cupboards.

Bedroom Three

Built-in wardrobe/storage cupboard, window to front, carpet.

Bedroom Four

Window to rear, carpet.

Bathroom

Fitted contemporary style white suite having chromium fittings comprising tile edged bath, larger than average tiled shower cubicle with thermostatically controlled twin head shower unit (the main shower head being of a drench style), wash hand basin with mixer tap, dual flush WC, ceiling downlighters, fan, tiled flooring, part-tiled walls and heated chromium towel rail/radiator.





Garage

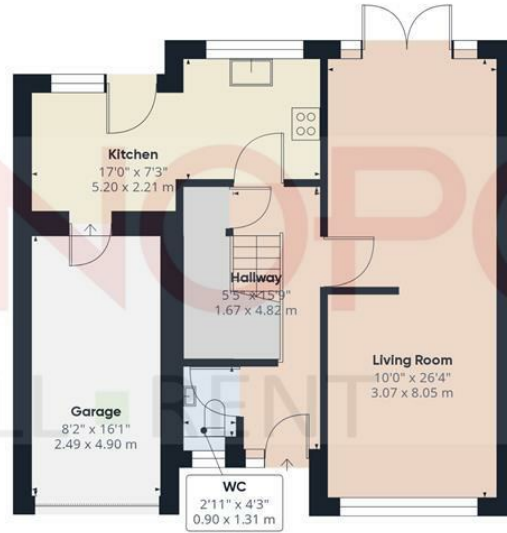
With vehicular up and over entrance door, power points, lighting, gas meter, electricity meter, circuit breaker control panel and inner doorway leading to the kitchen.

Outside

To the front of the property there is a brick rimmed tarmacadam laid driveway with multiple parking spaces, incorporating a pebbled section, low frontal wall and mature shrubbery. The rear garden is a particular feature being attractively presented and well maintained, and laid principally to lawn with well stocked shrubbery bordered, boundary fencing, block paved seating area, external lighting, an external cold water tap and useful side storage area with additional lighting and gateway leading back to the front driveway.

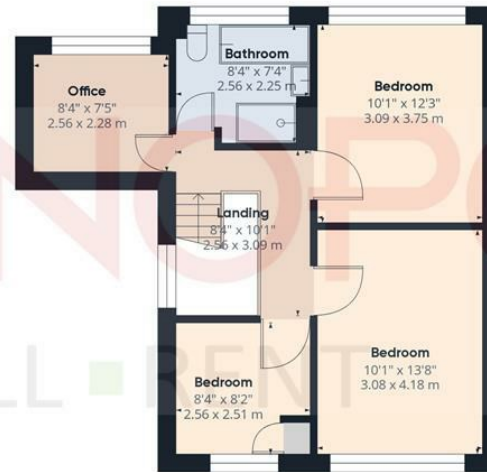


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Ground Floor

Approximate total area⁽¹⁾
 1155.13 ft²
 107.32 m²



Floor 1

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

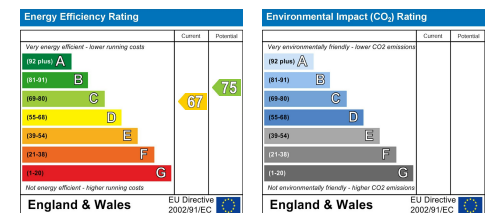
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MONEY LAUNDERING REGULATIONS 2003

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.





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