



Trevalyn Way, Wrexham LL12 0EJ

£350,000

Welcome to this charming 3 bedroom detached bungalow located on very sought after Trevalyn Way in the picturesque and desirable village of Rossett, Wrexham. This property will offer easy access to local shops, restaurants, schools, and green spaces. Whether you enjoy taking leisurely strolls in the countryside or want easy access to Wrexham, Chester and motorway network, this location offers the best of both worlds.

- Very Well Presented Detached Bungalow
- Extended Lounge/Dining Room
- Detached Garage and Driveway
- Three Double Bedrooms
- Well Maintained Gardens Front and Rear
- Viewing Highly Recommended



Hallway

Timber door opens at the side of the bungalow into the hallway. Two double door storage wardrobes, doors to the kitchen, lounge/dining room, 3 bedrooms, toilet and shower room.

Kitchen

4.14 x 2.97 (13'6" x 9'8")

Range of wooden fronted wall and base units. Ceramic sink and drainer beneath the window overlooking the garden. Built in double oven and gas hob, plus integrated dish washer and fridge freezer. Tiled flooring, door to the side leading to the garden.

Lounge/ Dining Room

5.79 x 5.11 (18'11" x 16'9")

Very spacious lounge/dining room extended by the previous owner. French doors to the garden with windows to the front and rear. Real flame style gas fire with surround. Coving and spotlights, carpeted flooring.

Bedroom 1

3.57 x 3.05 (11'8" x 10'0")

Double bedroom, with window to the side elevation, carpeted flooring, coving, spotlights

Bedroom 2

3.57 x 3.58 including wardrobes (11'8" x 11'8" including wardrobes)

Double bedroom with large built in wardrobe with mirrored sliding doors. Window to the side elevation, carpeted flooring, coving, spotlights.

Bedroom 3

2.98 x 2.58 (9'9" x 8'5")

Smaller double bedroom, currently set up as a study with built in cupboards and desk. Window to the front elevation, coving, spotlights and carpets.

Shower Room

1.95 x 1.83 (6'4" x 6'0")

Wash hand basin and large walk in shower cubicle, tiled walls and floor with shower wall panels in the shower area. window to the side elevation with opaque glass.

Separate Toilet

2.03 x 0.87 (6'7" x 2'10")

White toilet and wash hand basin. Part tiled, window to the side elevation with opaque glazing.

Gardens

To the front there is a generous lawned area. A gate leads to the pretty rear garden with lawn, patio and borders.

Single Garage and Driveway

At the head of the driveway which in itself provides parking for at least 3 cars there is a single garage. Up and over door, electric supply and lighting.

Additional Information

Gas Central Heating... Upvc Windows... There are houses being built by Castle Green Development on land to the rear of the bungalow.

IMPORTANT INFORMATION

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.

KEY FACTS FOR BUYERS



For more information about the property please click on the link or see the same link in the web link section on Rightmove:

<https://sprift.com/dashboard/property-report/19-trevalyn-way-wrexham-ll12-0ej/3641628>





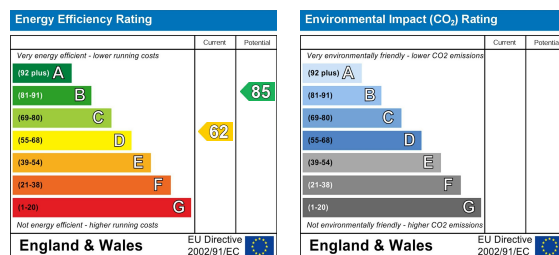
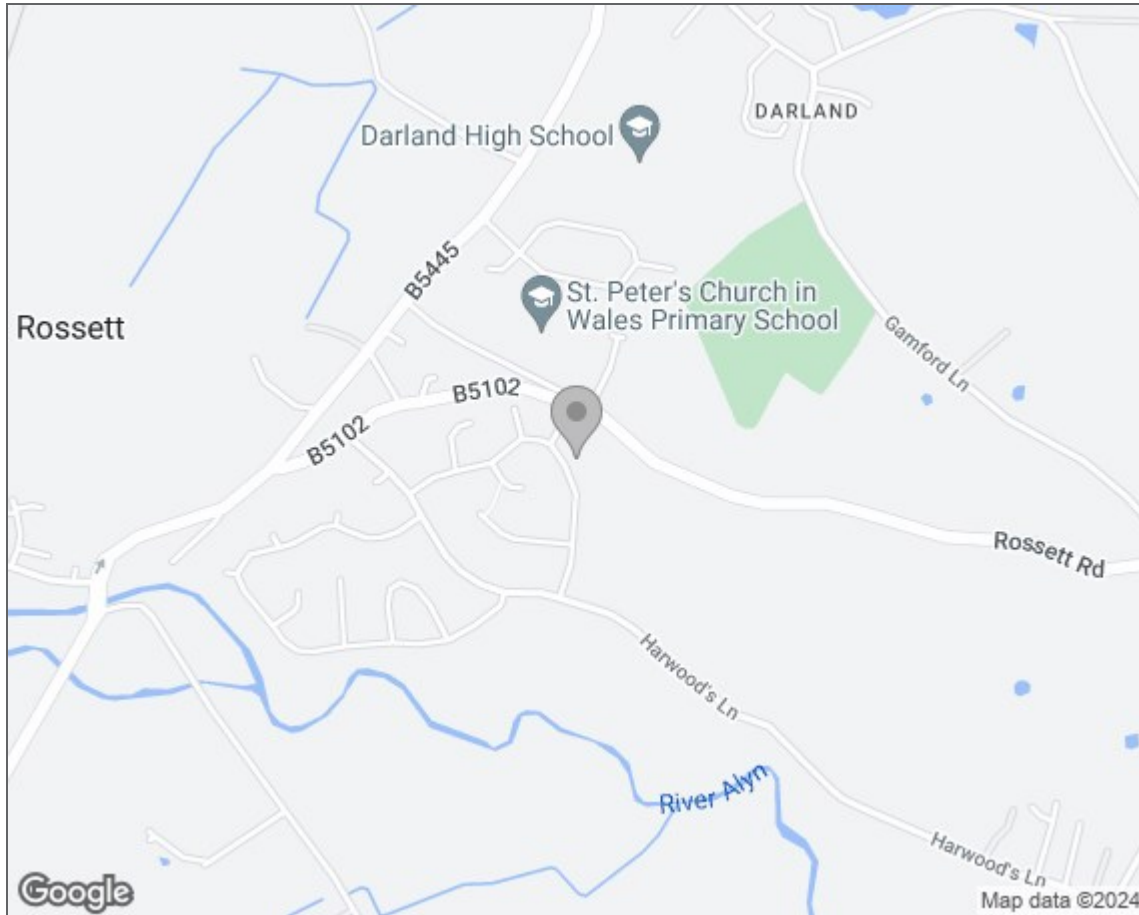


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