



## Alyn Drive, Wrexham LL12 0HQ

### £389,950

A fantastic 4 bedroom link detached family home situated within a popular residential location in the desirable village of Rossett. This superb property offers good size living accommodation including a conservatory, bespoke fitted kitchen, well appointed bathrooms and a well maintained rear garden, all of which can only be appreciated on internal inspection. The village of Rossett is particularly desirable for a number of reasons including it's wealth of local amenities including shops, good bar/restaurants and a popular primary and secondary school. There is also excellent access to both Chester and Wrexham either via car or the frequent bus service. In brief the property comprises of; porch, entrance hall, downstairs w.c, lounge/dining room, conservatory, kitchen and utility room to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- A fantastic 4 bed, 2 bathroom family home
- Bespoke oak fitted kitchen
- Well maintained rear garden
- VIEWING HIGHLY RECOMMENDED
- Desirable location
- Well appointed bathrooms
- Off road parking and single garage



## Porch

Double doors into a front porch with tiled flooring, double glazed window, door into hallway.

## Hallway

With attractive oak doors off to the lounge, kitchen and w.c, stairs off to the first floor, carpeted flooring, door to a storage cupboard.

## Downstairs W.C

Fitted with a modern low level w.c, wash hand basin, part tiled walls, double glazed window.

## Lounge/Dining Room

5.93m max x 5.61m max (19'5" max x 18'4" max)  
An L-shaped lounge/dining room with a double glazed window to the front, carpeted flooring, wall mounted electric fire, tiled hearth, double glazed sliding doors off to the conservatory, door into the kitchen.

## Conservatory

3.74m x 3.46m (12'3" x 11'4")  
A superb extra living space, fully uPVC double glazed, glass pitched roof, 2 sets of double glazed french doors, wall mounted electric heater, tiled flooring.

## Kitchen

5.85m x 2.19m (19'2" x 7'2")  
A bespoke fitted kitchen offering a comprehensive range of solid oak wall, drawer and base units, working surface with inset 11/4 sink and drainer, integrated refrigerator, plumbing for a dishwasher, space for a large range cooker, part tiled walls, tiled flooring, door to a storage cupboard, 2 double glazed windows to the rear.

## Utility Room

2.19m x 2.05m (7'2" x 6'8")  
With tiled flooring, door off to the rear garden, work surface with units under, plumbing for a washing machine, space for a fridge/freezer.

## First Floor Landing

With carpeted flooring, access to the loft space, door to an airing cupboard housing the hot water tank, oak doors off to the bedrooms and bathroom.

## Bedroom 1

3.47m x 3.22m (11'4" x 10'6")  
A well presented bedroom with a double glazed window to the front, carpeted flooring, fitted wardrobes with sliding mirrored doors which also incorporates the door into the en-suite.

## En-suite

2.33m x 1.69m (7'7" x 5'6")  
With the entrance being cleverly disguised by a sliding mirrored door and being well appointed with a large shower with dual shower heads, oval wash hand basin, low level w.c, fully tiled walls, tiled flooring, double glazed window.

## Bedroom 2

3.42m x 2.27m (11'2" x 7'5")  
With a double glazed window to the rear, carpeted flooring.

## Bedroom 3

2.69m x 2.27m (8'9" x 7'5")  
With a double glazed window to the rear, modern fitted wardrobes with sliding mirrored doors, carpeted flooring.

## Bedroom 4

2.36m x 2.34m (7'8" x 7'8")  
With a double glazed window to the front, carpeted flooring.

## Bathroom

2.85m x 1.45m (9'4" x 4'9")  
Beautifully appointed with a modern suite comprising of low level w.c, wash hand basin with vanity units under, bath with dual shower heads over, fully tiled walls, wood effect tiled flooring, double glazed window.



## Rear Garden

To the rear is a well maintained garden with a brick paved patio leading off the conservatory and a stone paved patio adjacent to the rear of the house leading on to a shaped lawn with planted borders. To the side is a paved area with gated access to the front of the house.

## Front

To the front is a generous lawn garden with well established borders and a brick paved driveway providing off road parking and leading to a single garage with up and over door.

## 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. 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.









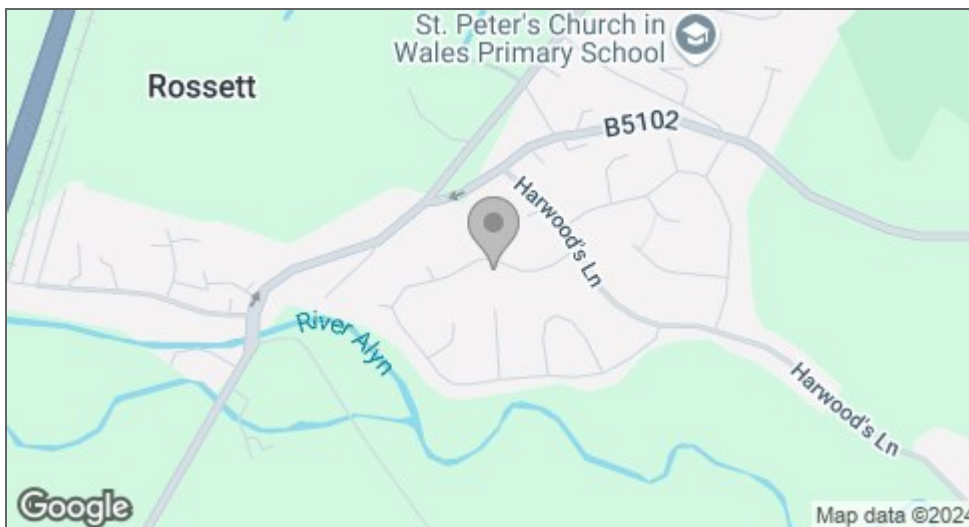












| Energy Efficiency Rating  |           |
|---|-----------|
| Current   | Potential |
| Very energy efficient - lower running costs                     |           |
| (92 plus) A   | 85        |
| (81-91) B   |           |
| (69-80) C   |           |
| (55-68) D   |           |
| (39-54) E   |           |
| (21-38) F   |           |
| (1-20) G  |           |
| Not energy efficient - higher running costs                     |           |
| 68  |           |
| 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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| Not environmentally friendly - higher CO <sub>2</sub> emissions |           |
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