



25

Wrexham | | LL12 0HB

£372,000

**MONOPOLY**<sup>®</sup>

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# 25

Wrexham | | LLI 2 0HB

A superbly presented and spacious 4 bedroom detached family home situated in a popular residential location in the desirable village of Rossett. This excellent property offers a good size kitchen/dining room, 2 further reception rooms, 4 double bedrooms, downstairs shower room and first floor bathroom and well maintained gardens, all of which can only be appreciated on internal inspection. The popular village of Rossett offers a wealth of local amenities including shops, chemist, nice bars and restaurants and has excellent access to both Wrexham and Chester either via car or the frequent bus service. In brief the property comprises of; hallway, lounge, downstairs shower room, kitchen/dining room and sitting/dining room to the ground floor and 4 bedrooms and bathroom to the first floor.

- A superbly presented 4 bedroom, 2 bathroom property
- Spacious and versatile living accommodation
- Extended to the rear
- Downstairs shower room and first floor bathroom
- Ample off road parking and single garage
- Well maintained garden
- Desirable village location
- MUST BE VIEWED TO BE APPRECIATED



### Hallway

With carpeted flooring, stairs off to the first floor, door to under stairs storage cupboard.

### Lounge

18'8" x 12'5" (5.69m x 3.80m)

A beautifully presented room with 3 double glazed windows, carpeted flooring.

### Sitting/Dining room

17'3" x 9'4" (5.28m x 2.86m)

Extended in the past to produce a good size room, versatile in it's use with double glazed sliding doors off to the rear garden, carpeted flooring.

### Kitchen/Dining Room

21'10" x 8'11" (6.67m x 2.73m)

A good size room with the dining area having a double glazed window to the side, door off to the side of the property, opening into the kitchen. The kitchen is well appointed with a range of matching wall, drawer and base units, working surface with inset 1.4 stainless steel sink and drainer, integrated dishwasher and washing machine, 5 ring gas hob, stainless steel cooker hood, built in electric oven and grill, double glazed window to the rear, part tiled walls, space for a fridge/freezer, tile effect flooring.

### Downstairs shower room

Fitted with a low level w.c. wash hand basin with vanity unit under, large shower cubicle, fully tiled walls, double glazed windows.

### First Floor Landing

With carpeted flooring, access to the loft space, door to an airing cupboard housing the hot water tank.

### Bedroom 1

13'5" x 8'0" (4.10m x 2.45m)

A spacious bedroom with a double glazed window

to the rear, carpeted flooring, fitted wardrobes with sliding mirrored doors.

### Bedroom 2

12'8" x 9'9" (3.88m x 2.99m)

Another good size bedroom with fitted wardrobes and units, double glazed window to the front, carpeted flooring.

### Bedroom 3

8'9" x 7'10" (2.67m x 2.39m)

A double bedroom with a double glazed window to the rear, fitted wardrobes with sliding mirrored doors, carpeted flooring.

### Bedroom 4

10'0" x 8'9" (3.06m x 2.68m)

A double bedroom with a double glazed window to the front, carpeted flooring.

### Bathroom

8'3" x 5'10" (2.53m x 1.80m)

Fitted with a white suite comprising of a low level w.c, wash hand basin with vanity unit under, bath with shower over, double glazed window, fully tiled walls, tiled flooring.

### Rear Garden

To the rear is an immaculately maintained garden with a stone patio leading on to a lawned garden with well established planted borders. There is also a door into the garage and a side pathway allowing gated access to the front.

### Front

To the front is a lawned garden with a long tarmac driveway providing off road parking and leading to a single garage with up and over door.

### Important Information

\*Key facts interactive report link available in video





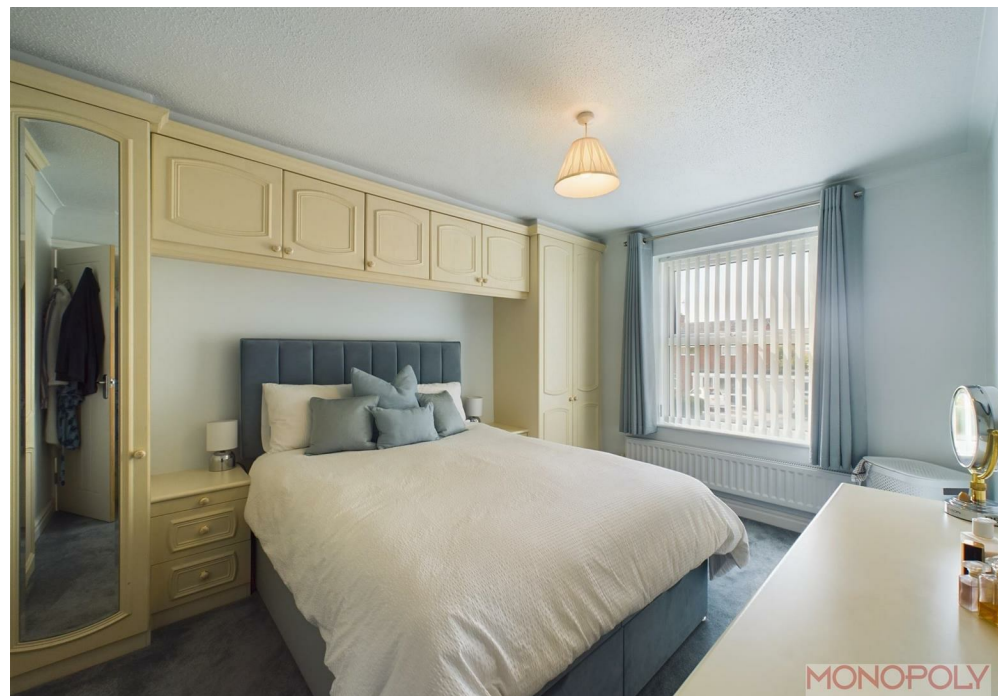




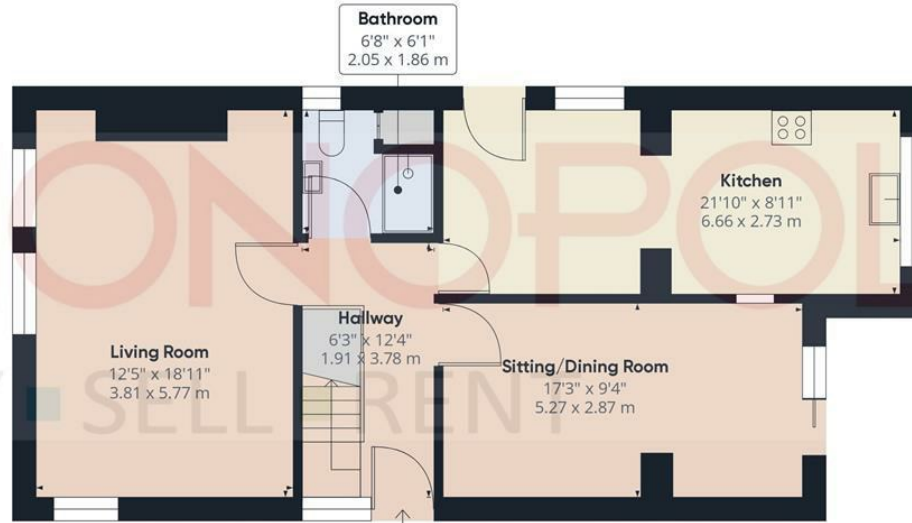
tour and brochure sections. \*

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.

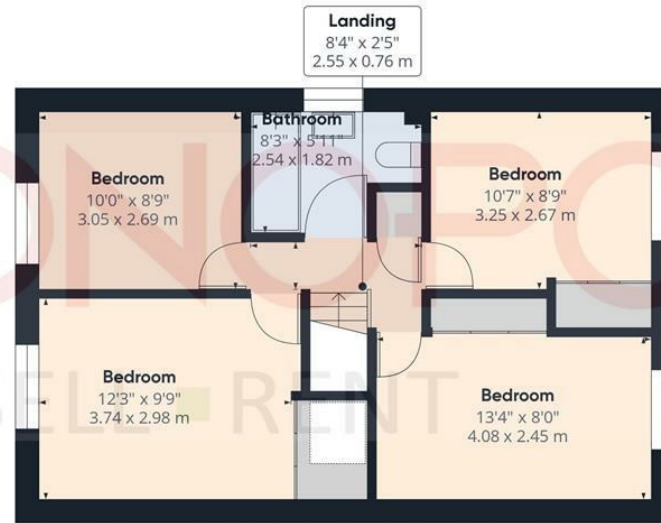
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
 1230.1 ft<sup>2</sup>  
 114.28 m<sup>2</sup>

(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.

Calculations are based on RICS IPMS 3C standard.

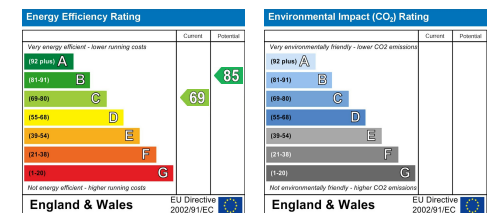
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