



**Golden Acre, 79**  
Rossett | Wrexham | LL12 0EU

£700,000

**MONOPOLY**  
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# Golden Acre, 79

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Set in generous grounds of approx 2.94 acres, the sale of Golden Acre is an exciting opportunity to purchase a property just outside the sought after village of Rossett with excellent development potential. The existing dwelling is an 98.0 square meter dormer bungalow, spanning two floors and would benefit from a scheme of modernisation. The ground floor features an entrance hall, inviting living room equipped with a fireplace, a second sitting room/bedroom, a main bedroom, a bathroom and a kitchen. The first floor endows the property with an additional two bedrooms. There are gardens to the front, side and rear, off road parking area, carport, outdoor stores, natural pond, mature orchard plus two paddocks. Set in a semi rural position, the property is desirably located near to an excellent range of facilities and amenities including convenience store, doctors surgery and 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.

- POTENTIAL DEVELOPMENT OPPORTUNITY
- THREE/FOUR BEDROOM DETACHED BUNGALOW
- SET IN APPROX 2.94 ACRES
- DESIRABLE VILLAGE LOCATION
- GENEROUS GARDENS TO FRONT, SIDE & REAR
- TWO PADDOCKS



### Entrance Hall

Entrance vestibule with Upvc front door to entrance hall with parquet flooring, stairs to first floor, doors to bedroom, bathroom, kitchen, sitting room/bedroom four, lounge, storage cupboard.

### Lounge

22'8" x 12'10" (6.91 x 3.93)

Parquet flooring, French style doors to rear with glazed panels to both sides, three windows to front and sides, open fire with tiled surround, coving.

### Sitting Room/Bedroom Four

12'1" x 10'11" (3.70 x 3.34)

Carpet, window to rear.

### Kitchen

12'7" x 12'0" (3.84 x 3.67)

Fitted wall and base units, complementary worktops, stainless sink/drain, mixer tap, single oven, hob, oil fired boiler (not in working order), tiled floor, external door to rear, windows to rear and side, storage cupboard.

### Bedroom One

14'3" x 12'1" (4.35 x 3.70)

Carpet, window to front and feature portal style stained glass window to side.

### Bathroom

8'8" x 7'3" (2.65 x 2.22)

Panel bath, electric shower, w.c, hand wash basin, tiled walls and floor, window to side, loft access to attic with boarding and fitted ladder.

### First floor landing

Doors to two bedrooms.

### Bedroom Two

10'2" x 8'9" max (3.12 x 2.67 max)

Dormer window to rear with countryside views, under eave alcove.

### Bedroom Three

8'0" x 7'4" (2.44 x 2.25)

Window to rear with a far reaching rural view.

### Carport & Outdoor Store

Space for two cars, storage area to side. Garden store/workshop with window, additional storage shed.

### Outbuilding

Brick out building adjacent to rear door currently split into three units.

### Outside

Front - Generous lawn, hedge and trees to front and side, drive to rear parking area, path to front door.

Rear - Dutch style barn in need of repair, lawned garden with mature trees and shrubs, wildlife friendly pond.

Paddocks - Two paddocks which have been previously used for horses.

Parking - Rear parking area with space for several vehicles.

### Additional Information

Overage of 25% of market value increase for 25 years should planning permission be granted for a development of two or more properties.

Oil fired central heating (not in working order).

### 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.

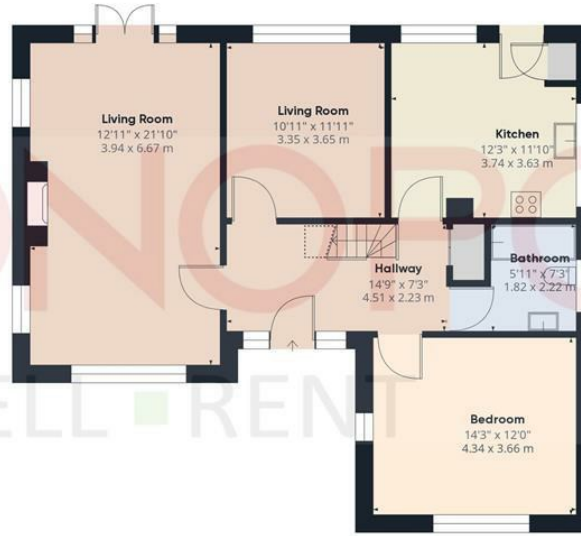








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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1062.3 ft<sup>2</sup>  
98.69 m<sup>2</sup>

Reduced headroom

40.65 ft<sup>2</sup>  
3.78 m<sup>2</sup>

(1) Excluding balconies and terraces.

Reduced headroom  
(below 1.5m/4.92ft)

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

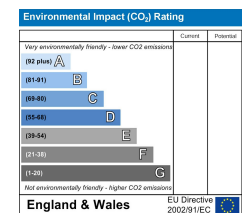
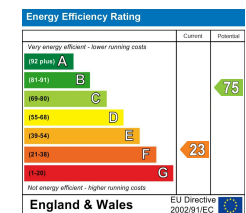
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