



Burton Croft

Wrexham | | LL12 0LB

£485,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY[®]

BUY ■ SELL ■ RENT



Burton Croft

Wrexham | | LL12 0LB

Occupying generous grounds, this is a spacious 3 bedroom, 2 bathroom detached bungalow situated within a desirable village location. This excellent property has been extended to produce a spacious and versatile detached family home with a fantastic open plan family room/ kitchen area to the rear that must be viewed to be truly appreciated. A real feature of the property are the generous gardens to the front and rear as well as ample off road parking and access to an oversized single garage. The village of Burton sits close to the the village of Rossett which offers a wealth of local amenities including shops, Bar/Restaurants, good primary school as well as having excellent access to the A483 for commuting. In brief the property comprises of; hallway, lounge, 3 bedrooms, en-suite, dressing room, large open plan kitchen/family/dining room and shower room.

- A spacious and versatile 3 bedroom, 2 bathroom detached bungalow
- Extended to the rear to produce an open plan kitchen/dining/family room
- Dressing room and en-suite off Bedroom 1
- Generous grounds of approximately 1/3 of an acre
- Ample off road parking and large garage
- Popular village location
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect flooring, access to the loft space, leads into the lounge.

Lounge

17'1" x 11'1" (5.23m x 3.40m)

Open off the hallway with double glazed french doors off to the rear garden, wood effect flooring.

Family/Dining room

17'1" x 12'5" (5.21m x 3.81m)

An extension to the original property forming a fantastic open plan living space with some wonderful feature exposed roof trusses and beams, inset log burner with exposed flu, wood effect flooring, double glazed window, bi-folding doors to the rear garden, plumbing for a washing machine, door off to the side of the property, opening into the kitchen.

Kitchen

9'5" x 9'4" (2.88m x 2.85m)

Fitted with a range of matching wall, drawer and base units, solid wood work surfaces with inset Belfast sink with 'pull out' mixer tap over, built in electric oven and microwave, 4 ring electric hob with stainless steel extractor fan over, space for a fridge/freezer, integrated dishwasher, 2 double glazed windows, tiled flooring, par tiled walls.

Shower Room

9'11" x 6'3" (3.04m x 1.92m)

Located off the family room and fitted with a low level w.c with concealed cistern, wash hand basin with units under, shower cubicle with 'all over' jets, tiled flooring, fully tiled walls, double glazed window.

Bedroom 1

13'1" x 12'11" (4.01m x 3.96m)

A good size bedroom with a double glazed window to the front, carpeted flooring, opening into the dressing room.

Dressing Room

7'9" x 5'2" (2.38m x 1.58m)

With wood effect flooring, double glazed french doors off to the side decked area, 2 sets of built in wardrobes.

En-Suite Bathroom

9'11" x 6'5" (3.03m x 1.98m)

Fitted with a deep freestanding bath, low level w.c, pedestal wash hand basin, tiled flooring, double glazed stained glass windows, access to the loft space.

Bedroom 2

12'11" x 11'1" (3.96m x 3.38m)

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

Bedroom 3

10'9" x 10'5" (3.28m x 3.19m)

Currently used as a sitting room/study with a double glazed window to the side, door to an airing cupboard housing the hot water tank.

Rear Garden

A real feature to the property are the generous gardens to the front and rear. To the front is a large lawned garden with a gravelled driveway to the side leading to double cast iron gates which open to an extended gravelled driveway providing more off road parking suitable for a number of cars and even a mobile home and leading to an oversized single garage.

The rear garden is a substantial size, split up in sections with a lawned garden and open timber gazebo adjacent to the rear of the house with well established planted borders. Further down is a very private and large lawned garden with mature trees and plants and another solid framed Gazebo with pitched tiled roof for barbeques and alfresco dining.





Garage

The garage has sliding doors and has a workshop area, mains electricity and has an area to the side of the garage which has potential to convert into an annexe with the necessary planning consents.

Additional Information

Oil central heating.

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.

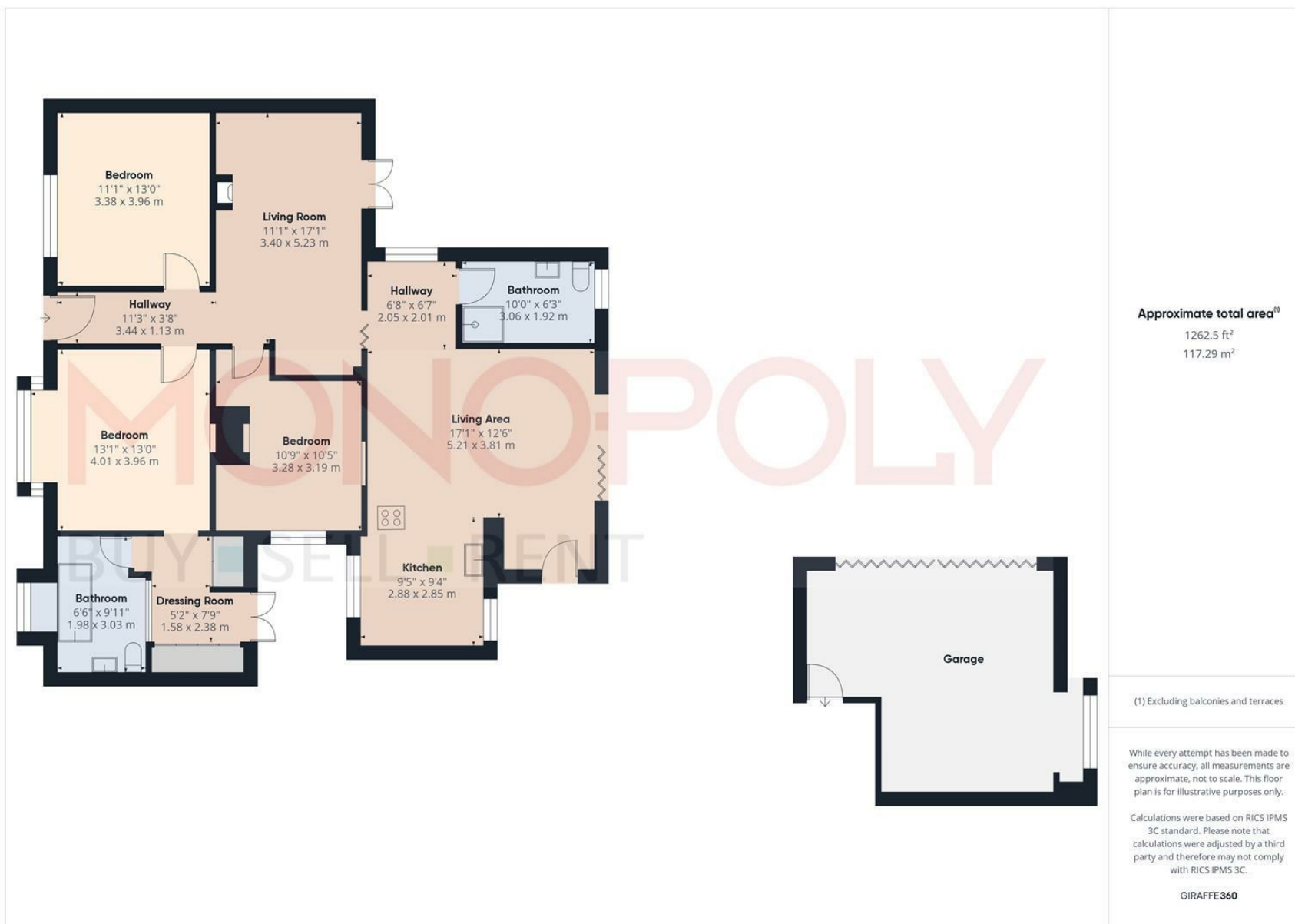
Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.





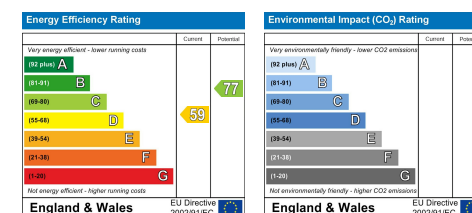




MONEY LAUNDERING REGULATIONS 2003

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

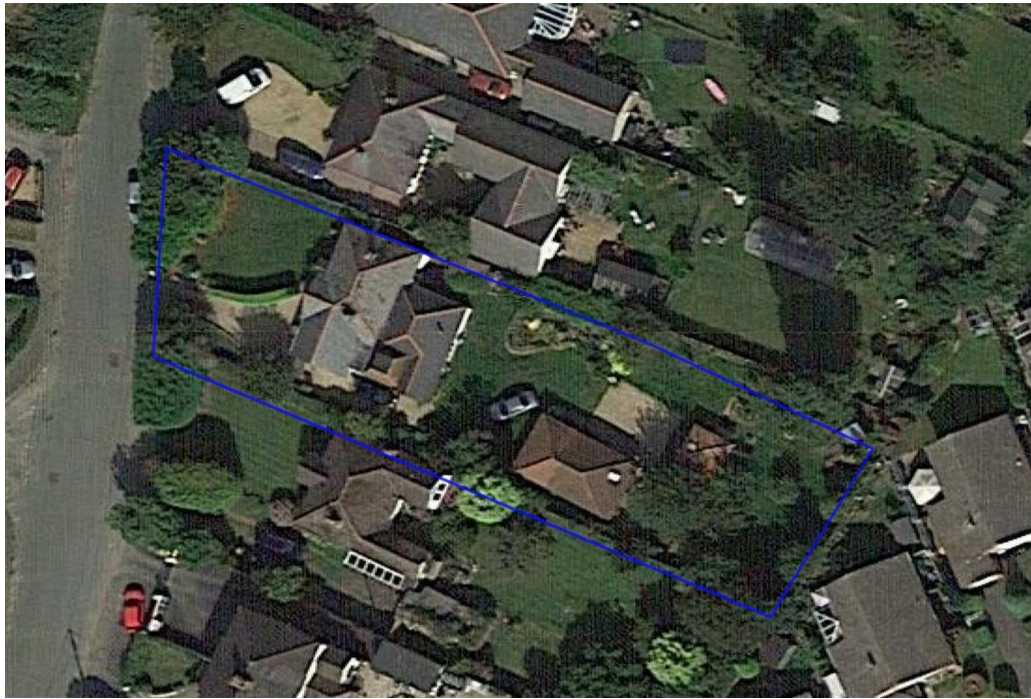
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information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











Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT