



Stone Cottage, 1

Wrexham | LL12 0DN

Offers In Excess Of £600,000

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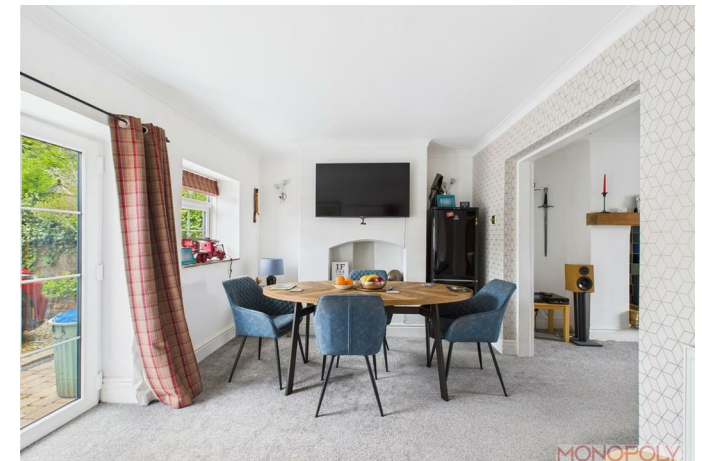
Located in the charming and sought after village of Rossett, Wrexham, this stunning Three-Storey Stone Cottage at 1 Chester Road offers a perfect blend of character and modern living. With five spacious bedrooms, this property is ideal for families seeking a comfortable and inviting home.

Upon entering, you are greeted by two well-appointed reception rooms, providing ample space for relaxation and entertaining. The cottage's traditional features are complemented by contemporary touches, creating a warm and welcoming atmosphere throughout. The exterior of the property boasts a pebbled driveway with electric gates leading to a detached garage, with storage room to the rear, complete with a convenient roller door. This added feature ensures secure parking and extra storage space, catering to all your needs. There is also an EV Charger at the property.

The beautifully maintained garden is a true highlight, offering a serene outdoor retreat. It includes a charming garden room, currently utilised as a peaceful space for leisure and creativity. This versatile area can easily be adapted to suit your lifestyle, whether as a home office, playroom, or simply a tranquil spot to unwind.

Situated in a sought after location, this property benefits from the tranquillity of village life while remaining well-connected to nearby amenities and transport links. This delightful stone cottage is not just a house; it is a place where memories can be made and cherished for years to come. Don't miss the opportunity to make this exceptional property your new home.

- STUNNING FIVE BEDROOM THREE STOREY
- DETACHED STONE COTTAGE
- SOUGHT AFTER LOCATION OF ROSSETT
- BEAUTIFULLY PRESENTED GARDEN
- GARDEN ROOM
- EN SUITE BATHROOM
- GARAGE WITH ELECTRIC ROLLER DOOR
- PRIVATE OFF ROAD PARKING
- THREE RECEPTION ROOMS



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a feature hardwood door, which leads into entrance hallway.

ENTRANCE HALLWAY

With doors off either side leading off to lounge and to the sitting room, tiled floor, staircase rising off to the first floor accommodation.

LOUNGE

13'11" x 13'9" (4.256m x 4.196m)

Lovely room comprising of Two UPVC Double glazed sash windows to the front, Inglenook fireplace with wooden mantle above, with Log burner inset, radiator.

SITTING ROOM

13'10" x 10'10" (4.241m x 3.308m)

Comprising of UPVC Double glazed sash window to the front, carpeted flooring, recessed fireplace with wooden mantle above, tiled backdrop and hearth and log burner inset, radiator, understairs storage cupboard, half glazed double door entrance to the dining room.

DINING ROOM

13'10" x 9'11" (4.239m x 3.030m)

With Two UPVC Double glazed windows to the rear, UPVC Double glazed door to the rear, Chimney breast with cast iron open fireplace (Unused), radiator, doorway to the kitchen.

KITCHEN

13'4" x 9'10" (4.070m x 3.000m)

Good sized Country style kitchen comprising of a good range of wall and base cupboards with complementary work top surfaces, incorporating one and half bowl sink unit with boiling hot water mixer tap, space for Belling cooker with extractor hood above, Integral Fridge/Freezer, Integral Dishwasher, cupboard housing Worcester central heating boiler, Two UPVC Double glazed windows to the rear, UPVC Double glazed door to the rear garden, tiled floor, spotlights to the ceiling, plumbing for a washing machine.

FIRST FLOOR LANDING AREA

With UPVC Double glazed window to the rear, carpeted flooring, airing cupboard, housing central heating tank, staircase rising off to the second floor.

BEDROOM ONE

13'11" x 13'1" (4.244m x 3.993m)

With UPVC Double glazed sash window to the front, with Box seat below, built in wardrobes, carpeted flooring, door leading into En-Suite bathroom.

EN SUITE BATHROOM

Stunning En suite, comprising of shower cubicle, stand alone bath with shower attachment, pedestal wash hand basin, low level w.c., UPVC Double glazed window to the rear, spotlights to the ceiling, radiator/towel rail.

BEDROOM TWO

14'0" x 11'6" (4.273m x 3.516m)

With UPVC Double glazed sash window to the front, radiator, carpeted flooring, built in wardrobes.

SHOWER ROOM

Comprising of a Dual sized shower cubicle, wash hand basin set in a vanity unit, low level w.c., Two UPVC Double glazed and frosted windows to the rear, spotlights to the ceiling, extractor fan, modern radiator.

BEDROOM THREE

10'1" x 7'6" (3.077m x 2.311m)

With UPVC Double glazed window to the rear, radiator, carpeted flooring.

SECOND FLOOR LANDING AREA

With modern LED chandelier and spotlights to ceiling, UPVC Double glazed window to the rear, doors off to the bedrooms and built in storage cupboard.

BEDROOM FOUR/ SECOND LIVING ROOM

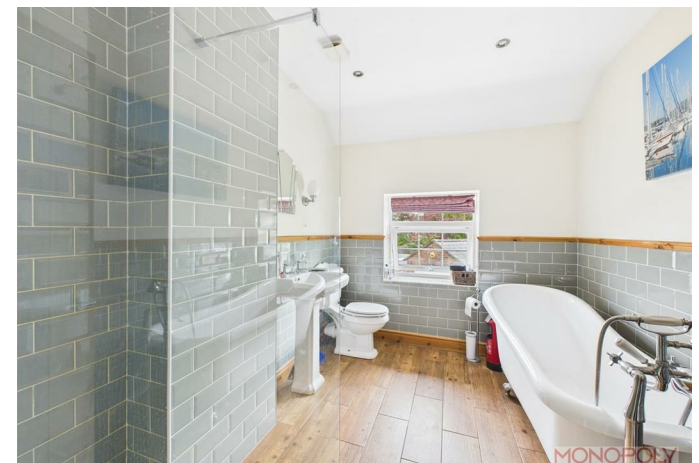
18'6" x 13'10" (5.663m x 4.217m)

Fabulous and versatile room with two Double glazed Velux windows to the front, UPVC Double glazed window to the rear, UPVC Double glazed French style doors with Juliette balcony overlooking the rear garden, carpeted flooring, radiator.

BEDROOM FIVE

17'10" x 7'0" (5.459m x 2.147m)

With Double glazed Velux window to the front, UPVC Double glazed window to the rear, spotlights to the ceiling, carpeted flooring.





OUTSIDE TO THE FRONT

Double gates give access to the left hand side where there is a pebbled driveway leading to further electric gates, which in turn gives access to the garage and parking to the rear. There is a wall to the front boundary, with gated access which leads to the front entrance door. The garden has been laid with pebbles for easy maintenance.

OUTSIDE TO THE REAR

The garden which is accessed via the electric gates and driveway leads to the beautifully maintained garden, which is a true highlight, offering a serene outdoor retreat. It includes a charming garden room with full power and ethernet connectivity, currently utilised as a peaceful space for leisure and creativity. The garden is laid to lawn and has two apple trees and a damson tree and panel enclosed fencing to the boundaries.

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 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

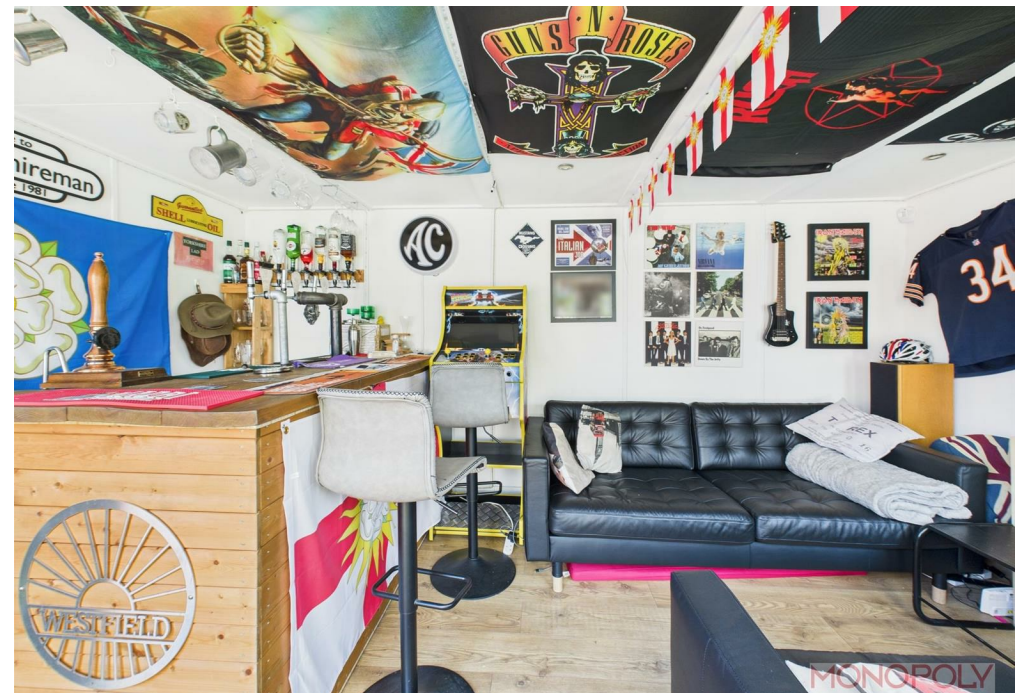
MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage.

ADDITIONAL INFORMATION

Please see Material information for buyers in Web Link.



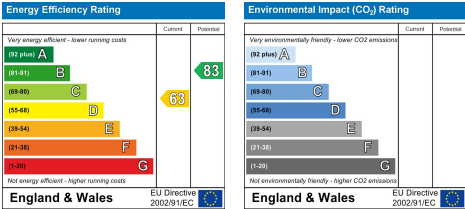


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