



13

Wrexham | LL12 0EL

£300,000

MONOPOLY
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A beautifully presented 3 bedroom semi-detached dormer bungalow located in the desirable village of Rossett. This superb property offers well presented and versatile living accommodation and benefits from a modern, well appointed kitchen bathrooms to the ground floor and first floor, 3 double bedrooms, attractive well established rear garden and ample off road parking to the front, all of which can only truly be appreciated when viewing the property. The village of Rossett offers a wealth of local amenities including various shops, nice pub/restaurants, primary and secondary schools and also has fantastic access to both Wrexham and Chester either via road or the frequent bus service. In brief the property comprises of; hallway, downstairs shower room, dining room/bedroom 3, lounge and kitchen to the ground floor and 2 bedrooms and shower room to the first floor.

- A beautifully presented 3 bedroom, 2 bathroom semi-detached dormer bungalow
- Versatile living accommodation
- Modern well appointed kitchen
- Bathroom to the ground floor and shower room to the first floor
- Attractive rear garden
- Single garage
- Ample off road parking
- Desirable village location



Hallway

With wood effect flooring, stairs off to the first floor, door to an under stairs storage cupboard.

Bedroom 3/Dining Room

Currently being used as a dining room but also could be used as a bedroom with a double glazed window to the front, carpeted flooring.

Bathroom

Located on the ground floor and fitted with a low level w.c, wash hand basin, bath with wall mounted shower head attachment, tiled flooring, 2 double glazed windows, fully tiled walls.

Kitchen

Superbly appointed with a modern and attractive range of grey wall, drawer and base units, working surface with inset stainless steel sink and drainer, integrated dishwasher, refrigerator and washing machine, built in electric oven and grill, 4 ring induction hob, stainless steel extractor fan over, floor mounted 'Worcester' oil combination boiler, wood effect flooring, 2 double glazed windows, door off to the garden.

Lounge

Opening off the kitchen to a well presented lounge with double glazed french doors off to the rear garden, inset electric fire, carpeted flooring.

First floor Landing

With a double glazed window to the side, carpeted flooring, access to the loft space, door to a storage area under the eaves.

Bedroom 1

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

Bedroom 2

With a double glazed window to the front, carpeted flooring.

Shower Room

Fitted with a low level w.c, wash hand basin, fully tiled shower cubicle, part tiled walls, built in storage cupboard with a door opening to storage under the eaves.

Rear Garden

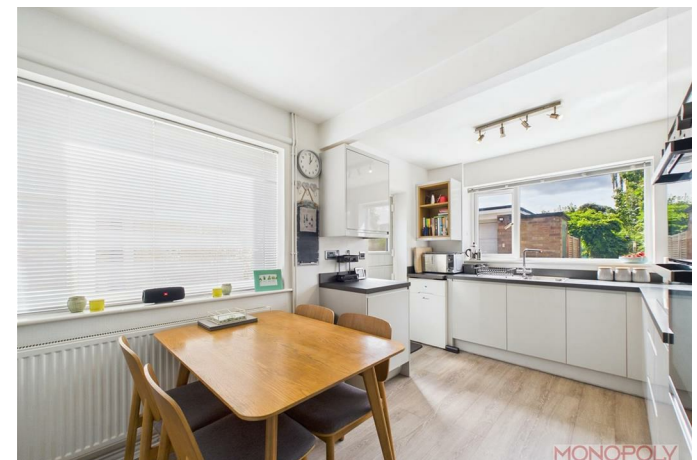
To the rear is a beautifully maintained garden with an Indian stone paved patio leading on to a shaped lawn with well established shrubbery and herbaceous borders, A gravelled pathway leads to a further area of garden behind the garage. To the side is a paved area with gated access to the front and access to the single garage with up and over door.

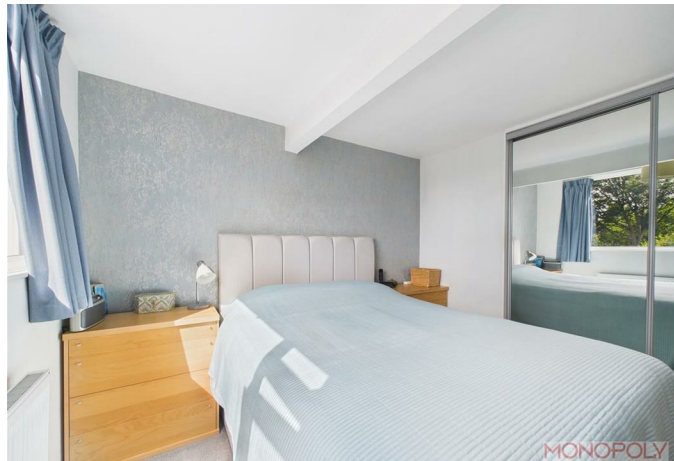
Front

To the front is an extensive gravelled driveway providing ample off road parking.

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.

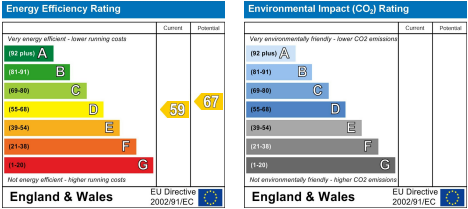








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