



18

Wrexham | | LL12 0HB

£399,950

MONOPOLY
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A fantastic opportunity to purchase a 4 bedroom detached property located in the desirable village of Rossett. This excellent property benefits from a modern extension off the kitchen/dining room to produce a wonderful family living space, 4 good size bedrooms, well appointed bathroom and a well maintained rear garden, all of which can only truly be appreciated when viewing the property. The popular village of Rossett offers a wealth of local amenities including nice pubs/restaurants, shops, good schools and superb access to both Chester and Wrexham either via car or the frequent bus service. In brief the property comprises of; hallway, downstairs w.c, lounge, kitchen/dining/family room and utility room to the ground floor and 4 bedrooms and bathroom to the first floor.

- A Fantastic 4 bedroom link-detached family home
- Extended to the rear to produce a superb kitchen/dining/family room
- Well appointed Bathroom
- Well maintained rear garden
- Off road parking
- Desirable village location



Hallway

With tiled flooring, door to a storage cupboard, stairs off to the first floor, door to a w.c.

Downstairs W.C

Fitted with a low level w.c, wash hand basin, tiled flooring, part tiled walls, double glazed window.

Lounge

A spacious lounge with a large double glazed window to the front, french doors off to the rear garden, carpeted flooring.

Kitchen/Dining/Family room

A superb room, extended to the rear to make an open plan kitchen, dining/family room. The kitchen is fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, integrated dishwasher and refrigerator, built in electric oven, 4 ring gas hob, stainless steel extractor fan, part tiled walls, tiled flooring, double glazed window to the rear. The family room area has a large feature window looking on to the rear garden, bi-fold doors, tiled flooring.

Utility Area

Off the kitchen and made from partitioning off some of the garage, with plumbing off a washing machine and space for a dryer and freezer.

First Floor Landing

Part galleried with a double glazed window to the side, carpeted flooring, access to the loft space, door to a storage cupboard.

Bedroom 1

Spacious with dual aspect double glazed windows, built in wardrobes, carpeted flooring.

Bedroom 2

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

Bedroom 3

With a double glazed window to the rear, carpeted flooring

Bedroom 4

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

Shower Room

Well appointed with a large walk in shower with dual shower head over, low level w.c, wash hand basin with vanity unit under, part tiled walls, tiled flooring, double glazed window.

Rear Garden

To the rear is a well maintained garden offering a good degree of privacy with an Indian stone patio and shaped lawn with well established planted borders. There is gated access at the side opening to the front of the property.

Front

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

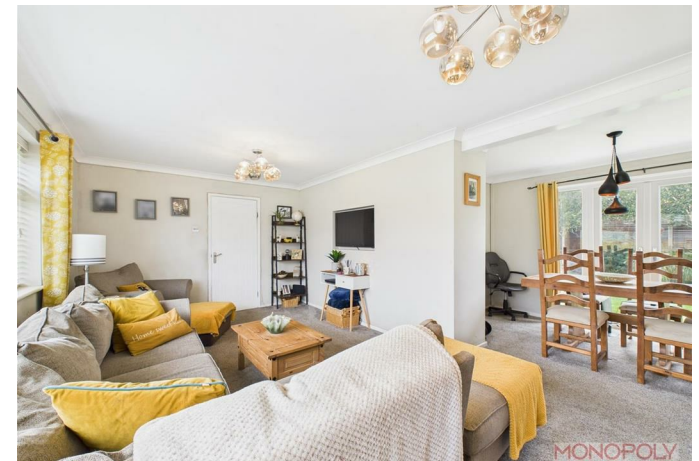
Important Information

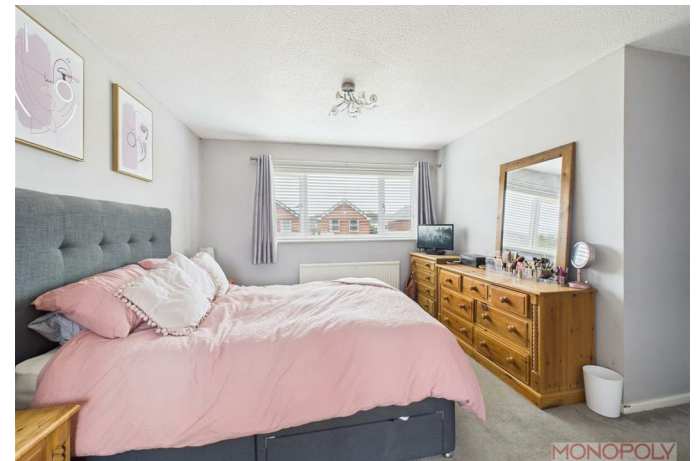
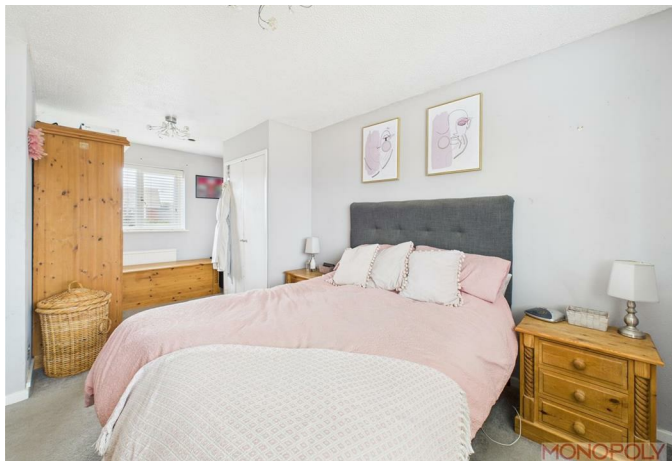
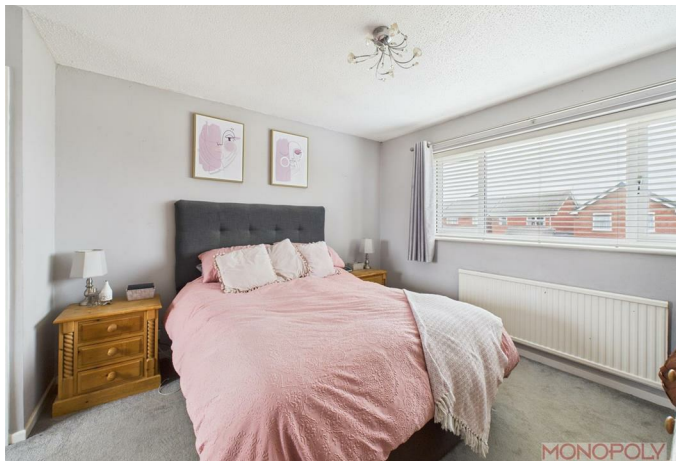
MONEY LAUNDERING REGULATIONS 2003

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.

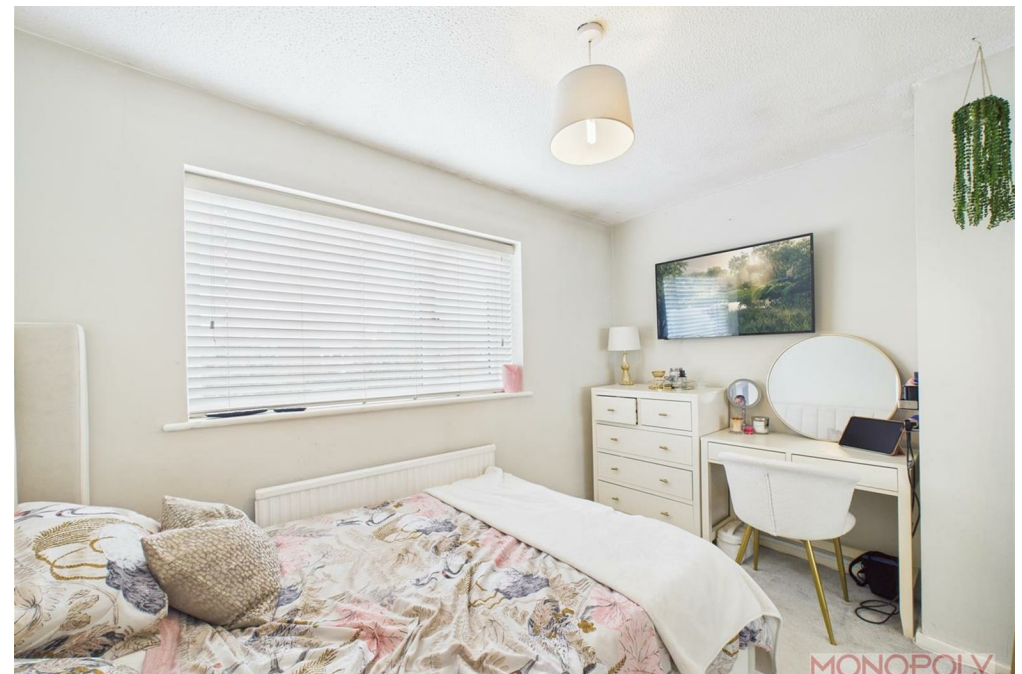
THE PROPERTY MISDESCRIPTIONS ACT 1991

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





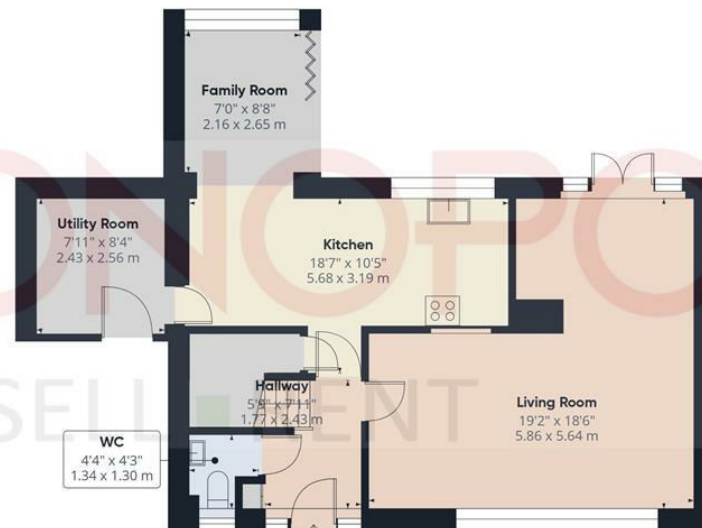
Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not 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⁽¹⁾

1190 ft²
110.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

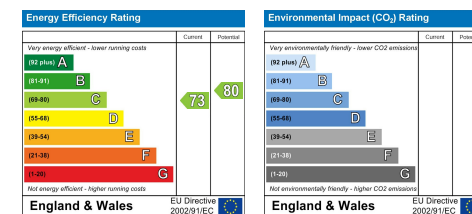
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