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Wrexham | LL12 0ED

£239,950

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"VIEWING IS HIGHLY RECOMMENDED"

Situated in the charming village of Rossett, Wrexham, this delightful Three-bedroom end-terraced house on Trevalyn Hall View offers a perfect blend of modern living and traditional appeal. Recently renovated, the property boasts a fresh and contemporary interior, making it an ideal choice for families or professionals seeking a comfortable home.

Upon entering, you are welcomed into an Entrance hallway with access to the Lounge and Kitchen. The well-appointed kitchen is designed for practicality and style, ensuring that meal preparation is a pleasure. The Three bedrooms are well proportioned, offering ample space for rest and personalisation, while the bathroom is fitted with modern fixtures, enhancing the overall appeal of the home.

One of the standout features of this property is the air source heat pump heating system, which is supported by solar panels on the roof which not only promotes energy efficiency but also ensures a cosy environment throughout the year.

Rossett is known for its friendly community and excellent local amenities, including shops, schools, and parks, all within easy reach. The property is well-connected to nearby towns and cities, making it an excellent base for commuting.

In summary, this recently renovated Three-bedroom end-terraced house in Rossett is a fantastic opportunity for those looking to settle in a vibrant community. With its modern features and convenient location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.

- THREE BEDROOM
- END OF TERRACE HOUSE
- SOUGHT AFTER LOCATION OF ROSSETT
- RECENTLY MODERNISED
- AIR SOURCE HEAT PUMP HEATING
- UPVC DOUBLE GLAZED WINDOWS
- GOOD SIZED GARDEN TO THE REAR
- MODERN KITCHEN



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Composite double glazed and frosted door, which gives access to the entrance hallway.

ENTRANCE HALLWAY

With UPVC Double glazed window to the front, staircase rising off to the first floor accommodation, carpeted flooring, doors off to the lounge and kitchen.

LOUNGE

Dual aspect room with UPVC Double glazed window to the front, newly carpeted flooring, radiator, UPVC Double glazed French style doors opening to the rear garden, door to the kitchen.

KITCHEN/ DINING ROOM

Modern fitted kitchen comprising a good range of Hi Gloss wall and base cupboards with complementary worktop surfaces incorporating, built in four ring electric hob/ oven/ grill with induction extractor hood above, composite sink unit with mixer tap, under stairs storage cupboard, space for washing machine space for fridge/ freezer, UPVC Double glazed and frosted door to rear, UPVC Double glazed window to the rear, tiled floor.

FIRST FLOOR LANDING AREA

With access to the loft space, radiator, doors leading off to the bedrooms and bathroom.

BEDROOM ONE

With Two UPVC double glazed windows to the front, radiator, carpeted flooring.

BEDROOM TWO

With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring, cupboard housing heating tank.

BEDROOM THREE

With UPVC Double glazed window to the front, radiator, carpeted flooring

BATHROOM

Comprising of a panel enclosed bath with shower over, wash hand basin set in a vanity unit, radiator, tiled floor, Three UPVC Double glazed and frosted windows to the rear, low level w.c., extractor fan

OUTSIDE TO THE FRONT

Gated access to the front garden leads to the pathway which gives access to the front door and extends to the right hand side via a gated access which in turn leads to the side and rear garden. The garden is of a good size and laid to lawn.

OUTSIDE TO THE REAR

To the rear there is a paved patio area leading to good sized lawned garden. There is a brick built shed and a further garden shed. The boundaries are a mixture of panel enclosed fencing and mature hedging.

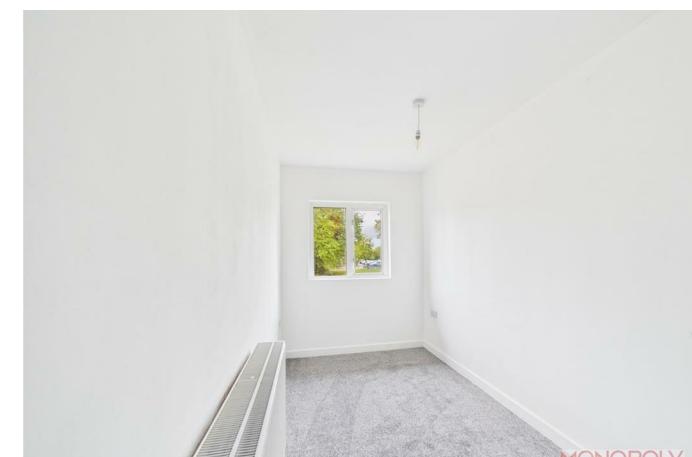
IMPORTANT INFORMATION

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.

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 Key Facts for buyers in Web Link.



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Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(70-80) C		
(55-69) D	57	
(39-54) E		
(21-38) F		
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Provision
Very environmentally friendly - lower CO ₂ emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-69) D		
(39-54) E		
(21-38) F		
(1-20) G		

Not environmentally friendly - higher CO₂ emissions

EU Directive 2002/91/EC

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