



Rosewyn Pant Lane

Gresford, Wrexham, LL12 8EY

£325,000



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Enclosed Porch

Upvc double glazed construction with a matching entrance door. Ceramic tiled floor. Hardwood door adorned with decorative glass.

Dining Room

10'9" x 10'0" (3.30m x 3.05m)

The property features UPVC double-glazed French windows that open onto the rear gardens, complemented by glass-paneled oak doors and a panel radiator. The flooring is carpeted, and there are stairs leading to the first floor.

Lounge

12'11" x 12'4" (3.96m x 3.76m)

The front elevation features a UPVC double-glazed bay window, complemented by a fireplace that accommodates a multi-fuel log burner set on a stone hearth. The room boasts exposed wooden flooring and a panel radiator, along with provisions for television aerial.

Hallway

18'6" x 2'11" (5.66m x 0.91m)

The entrance features a hardwood door adorned with decorative glass, complemented by parquet flooring. Additional amenities include a panel radiator, a smoke alarm, and a double power point and telephone point. Oak panelled doors lead to the Lounge, Bedroom One, Bedroom Two, Dining Room, shower room, and Kitchen.

Kitchen

11'3" x 9'5" (3.43m x 2.89m)

This kitchen features a variety of contemporary shaker-style wall, drawer, and base units, complemented by solid wood worktop surfaces and a 1 1/2 ceramic sink with mixer taps. It includes integrated 'Neff' appliances such as an electric oven, a four-ring electric hob with an overhead cooker hood, a fridge freezer, and a dishwasher. Cupboard also houses the 'Baxi' combination boiler which is operated via a portable HIVE unit. Additionally, the kitchen boasts a vertical designer radiator, a USB combination socket, and is enhanced by UPVC double-glazed windows on the side, along with a UPVC double-glazed door leading to the rear.

Bedroom One

10'9" x 9'10" (3.30m x 3.02m)

The front elevation is adorned with UPVC double-glazed windows, while fitted mirrored wardrobes provide extensive hanging space, drawers, and shelving. The area is further enhanced by a panel radiator and carpeted flooring. Tv aerial point, USB combination sockets.

Bedroom Two/Snug

10'0" x 8'3" (3.05m x 2.54m)

Currently functioning as a Snug, this light-filled room boasts a UPVC double-glazed window on the side elevation and built-in storage cupboards that provide ample shelving. The space is also equipped with a TV aerial point, a USB combination socket, a panel radiator, and carpeted flooring.

Shower Room

A modern suite is fitted with a quadrant shower cubicle featuring a thermostatic shower with dual attachment, with tiled walls in the shower area, vanity wash hand basin with a mixer tap, and low level WC. UPVC double-glazed frosted window at the rear, a chrome heated towel rail, vinyl flooring, recessed ceiling lights, and an extractor fan.

First Floor Accommodation

Landing Area

Inset ceiling lights, doors off to :

Bedroom Three

11'3" x 8'2" (3.45m x 2.49m)

The room is designed to be light and airy, showcasing Velux double-glazed windows at the front and rear. It offers under-eaves storage with integrated lighting, a panel radiator, TV aerial, dormer loft access, and is finished with carpeted flooring. door leading into;

En Suite

Fitted with a two piece suite comprising wash hand basin and low level wc and extractor fan. ,

Bedroom Four

11'1" x 5'10" (3.40m x 1.80m)

Equipped with Velux windows at the front and rear. Additional features include under-eaves storage with lighting, a panel radiator, and carpeted flooring.

Outside

The Property is approached via a blocked paved Driveway which offers ample parking facilities. The landscape includes well-kept lawn gardens, enriched with a selection of plants and shrubs that define the fenced edges. Double Oak gated access point on the side of the property provides entry to the side and rear gardens. To the rear, you will find well-maintained gardens and a paved patio suitable for seating, along with a Summerhouse and a Garage/Workshop equipped with power sockets and overhead lighting. A weather-resistant

Tel: 01978 353000

outside double electric socket and outside tap is also available, with the entire area fully enclosed by panel fencing.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or

otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

Services.

The agents have not tested the appliances listed in the particulars.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

Additional Notes

We have been advised by the Vendors that the Property has had a reconditioned Roof (October 2024)



Road Map



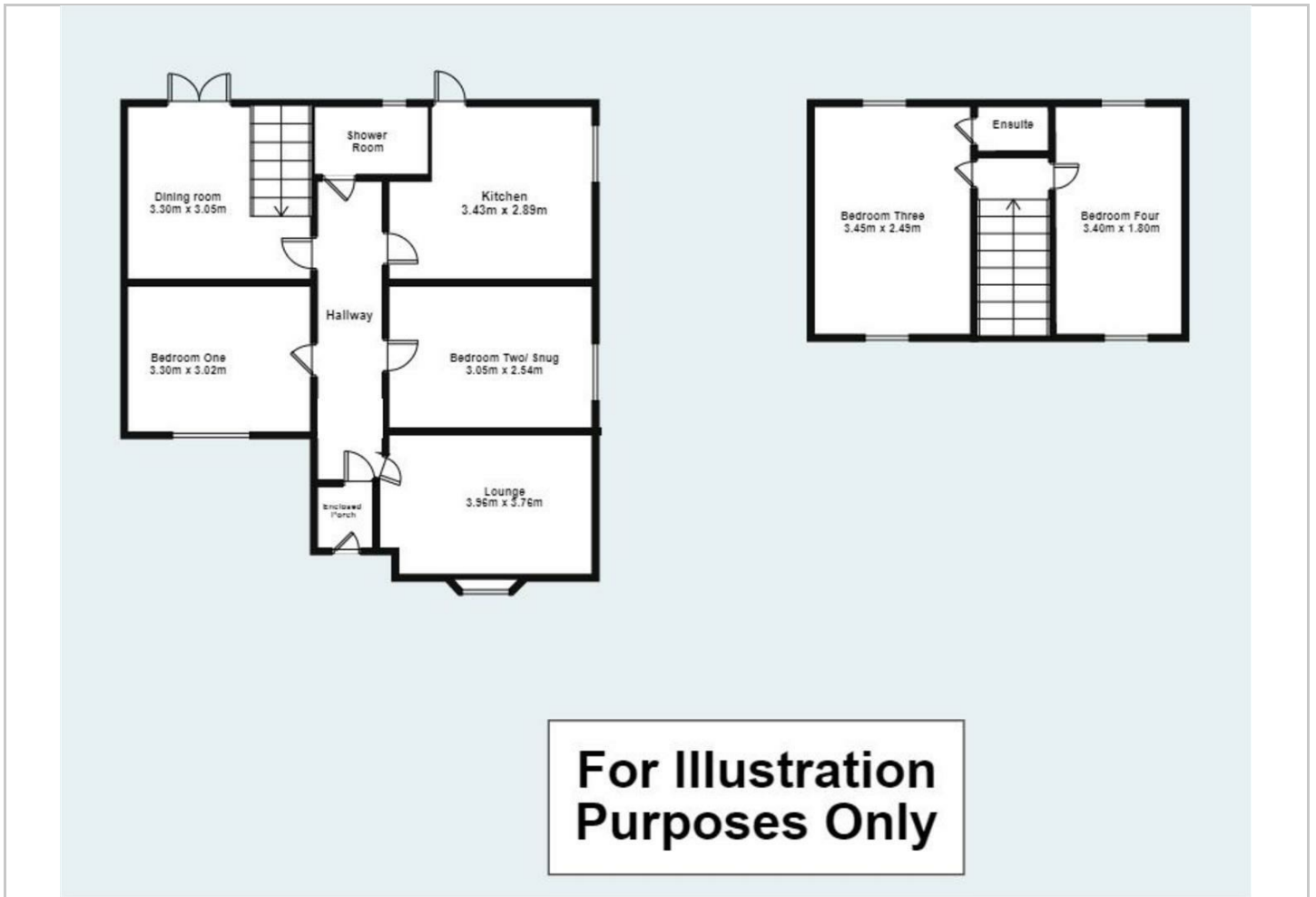
Hybrid Map



Terrain Map



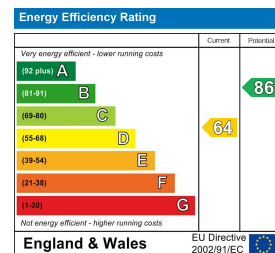
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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