



— REID & ROBERTS —

1 Meadow View Trevalyn

Rossett, Wrexham, LL12 0BT

£295,000

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Entrance Hall

Doors leading to Lounge and Sitting room. Carpeted flooring. Stairs leading to the first floor accommodation.

Lounge

12'2" x 11'11" (3.712 x 3.641)

UPVC double-glazed window to the front elevation. double-panelled radiator. Carpeted flooring, TV aerial point, and ceiling light point. feature fireplace with marble hearth, timber surround and inset living flame gas fire (LPG). Textured ceiling. Doors leading to the kitchen.

Sitting Room

20'4" x 11'10" (6.204 x 3.630)

Spacious room with UPVC double-glazed window to the front elevation and an additional window to the side. two double-panelled radiators, carpeted flooring, and two ceiling light points. Space for a dining table. electric fire with a stone inset set on a marble hearth. TV aerial point. Sliding doors leading to the conservatory.

Kitchen

16'11" x 7'11" (5.18 x 2.42)

This kitchen is designed with various eye level wall, drawer, and base units, topped with granite-effect work surfaces that incorporate an inset stainless steel sink with mixer tap. It includes a built-in Hygena gas oven and a four-ring gas hob, with an extractor fan positioned above. The space also features integrated appliances such as a dishwasher and a fridge. A door provides access to an under-stairs storage cupboard, useful walk in larder cupboard, while the room boasts a tiled floor, a double-glazed window at the rear, and a door leading to the conservatory.

Conservatory

23'11" x 7'9" (7.29m x 2.36m)

Bright and airy space with windows overlooking the rear garden and double doors opening to the outside. Sliding doors provide access to the sitting room. Wood-effect flooring, two ceiling light points, and a double-panelled radiator. Internal window to the kitchen. Door leading to the downstairs W.C/Utility Room Fitted with a low flush W.C and wash hand basin. Space and plumbing for a washing machine and tumble dryer.

Stairs and Landing

Carpeted flooring, ceiling light point, and loft access. Doors leading to all bedrooms, W.C, bathroom, storage cupboard, and airing cupboard.

Bedroom One

15'10" x 10'5" (4.844 x 3.198)

Spacious double bedroom with a double-glazed window to the front elevation and a double-panelled radiator beneath. Built-in wardrobe facilities with matching drawers and storage cupboards. Carpeted flooring.

Bedroom Two

11'11" x 9'2" (3.642 x 2.813)

Double-glazed window to the rear elevation with a single-panelled radiator. Built-in wardrobes. Carpeted flooring.

Bedroom Three

11'11" x 9'0" (3.648 x 2.750)

Three double-glazed windows to the front elevation with a double-panelled radiator beneath. Carpeted flooring, coved ceiling, and built-in wardrobes.

Tel: 01978 353000

Storage Cupboard

6'4" x 3'6" (1.937 x 1.086)

Shelving for storage. Wooden flooring. Ceiling light point. Window to the rear elevation.

Upstairs W.C

6'4" x 3'10" (1.933 x 1.192)

Fitted with a low flush W.C and sink with separate hot and cold taps. Partial tiling to walls. Double-glazed window to the rear elevation. Ceiling light point. Carpeted flooring.

Bathroom/Shower Room

8'10" x 5'6" (2.713 x 1.691)

Fully tiled with a bath featuring a shower head over. Separate shower cubicle. Double-glazed window to the rear elevation. Single-panelled radiator and additional heated towel rail. Ceiling light point. Sink with separate hot and cold taps.

Outside

The front garden is mainly laid to lawn with mature shrubs and hedging. To the side, the driveway offers ample off road parking. There are numerous out buildings which include a workshop (31'11 x 15'1) with power and work benches, boiler house which

could be used as an office, calf shed and outside WC. To the side, a spacious driveway provides off-road parking for up to six vehicles, with additional space for a caravan or camper van.

Council Tax Band

Viewing Arrangements

Mortgage advice

To Make An Offer

Money Laundering

Misrepresentation Act

Loans

Services

Mains electricity and water are connected. Drainage is to a septic tank. (None of the services have been tested)

Hours Of Business

Floor Plan



Road Map



Hybrid Map



Terrain Map



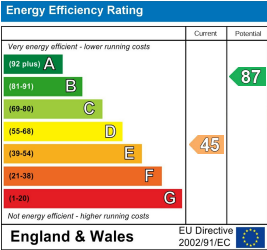
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.