



2 Roseway
Burton, Rossett, Wrexham,
LL12 0LF

Asking Price
£325,000

A large, detached bungalow enjoying views across farmland offering a ready to move in finish. This home really is the complete package! Having been extended to the rear, there is an abundance of living space on offer that can be used to suit the new owners requirements plus there is ample off road parking along with an integrated garage. Perfectly positioned on a quiet cul-de-sac this home offers tranquility and peace. There are some fantastic walks on the doorstep along with local amenities. This property would suit a range of buyers from growing families to purchase is looking to downsize.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

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Hallway

4.19m x 1.63m (13'8" x 5'4")

You enter the property through a composite door into the spacious hallway, where you will instantly take note of the neutral, decor and huge storage. French doors lead you through to the lounge and internal doors leads to the bedrooms, bathroom and kitchen.

Lounge

5.28m x 3.62m (17'3" x 11'10")



The lounge is flooded with natural light via multiple windows and an opening lead through to the dining room. There is a wall mounted, contemporary fire, great for use during the cold winter months and coving to the ceiling.



Dining Room

3.02m x 2.57m (9'10" x 8'5")



The dining room can be accessed directly from the kitchen, and there are PVC French doors leading out to the sunroom, making this a bright and airy place to entertain.

Sun Room

3.97m x 2.73m (13'0" x 8'11")



To the rear of the property, there is an extension in the form of a sunroom, which is the perfect place to enjoy the far-reaching views across the fields all year round. The floor is fully tiled and there are 2 PVC doors to access the rear garden.

Kitchen

3.75m x 2.57m (12'3" x 8'5")



The kitchen is fitted with a cream arrangement of wall and base units, complete with oak worktops

and an inset porcelain sink with mixer tap over & side drainer. There is space for a fridge/freezer, cooker, and dishwasher. The kitchen is finished with splash back tiling and there is a welcome surprise, a large pantry cupboard, which is fantastic for storage.

Lean-to

2.09m x 2.52m (6'10" x 8'3")

Previously used for potting, the lean-to is a handy space for either storage, or as a hobby room.

Bedroom

2.94m x 3.29m (9'7" x 10'9")



The master bedroom has been fitted with a good quality arrangement of white fitted wardrobes and drawers along with shelving. There is a large window to the front elevation which brings in plenty of natural light and a folding door to access the ensuite WC.

WC

0.91m x 2.53m (2'11" x 8'3")



The ensuite WC is fitted with a two-piece suite to include a pedestal, handbasin, dual flush, and tiled walls.

Bedroom

3.18m x 2.53m (10'5" x 8'3")



Again, fitted with plenty of storage to include a wardrobe with sliding doors, the second bedroom has plenty of space remaining for a double bed and has been neutrally decorated.

Bedroom

2.77m x 2.30m (9'1" x 7'6")



The third bedroom is a good size and has an internal door leading through to the garage for convenience.

Bathroom

1.88m x 2.63m (6'2" x 8'7")



The family bathroom has been fitted with a four piece white suite, incorporating a large, standing shower cubicle, pedestal, handbasin, low-level WC, b-day and tiled walls. There is a chrome

towel radiator and two large cupboards one of which is fitted with shelving and has plumbing for a washing machine

Garage

2.80m x 5.02m (9'2" x 16'5")

Fitted with an electric, roller door and complete with power and lighting.

Outside



The rear garden of this property can only be described as a private oasis. As soon as you enter, you will feel instantly relaxed, looking out across open fields. There is a block paved patio seating area which is ideal for entertaining during the summer months and a block paved walkway leads around the perimeter of the garden. There is a small pond where local wildlife can flourish and well established shrubs. To the side of the property, there is a shed for storage.

Moving to the frontage, there is off-road parking for multiple vehicles leading to the integrated single garage that has been recently refitted with an electric roller door. The rest of the space has been laid to lawn and a block paved pathway leads to the front door. The exterior of this property really is the showstopping feature.



Tenure

* Tenure - understood to be Freehold. Purchasers must verify this through their solicitor.

Council Tax Band

* Council Tax Band F - Wrexham County Borough Council

Agents Notes

Anti Money Laundering Regulations

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

Material Information Form

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

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Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

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