

The Cot Gun Street, Rossett, Wrexham, LL12 0HR

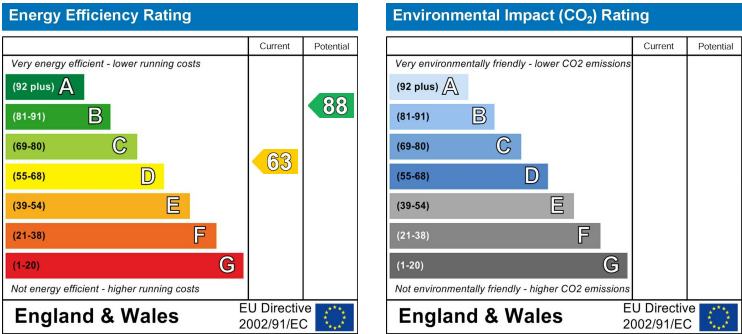
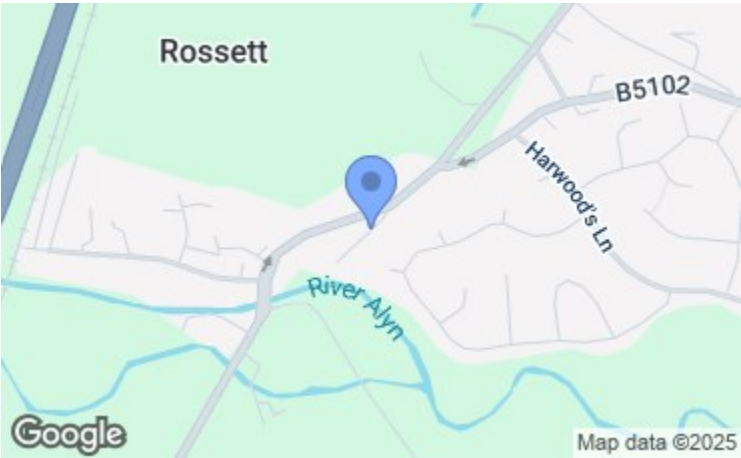
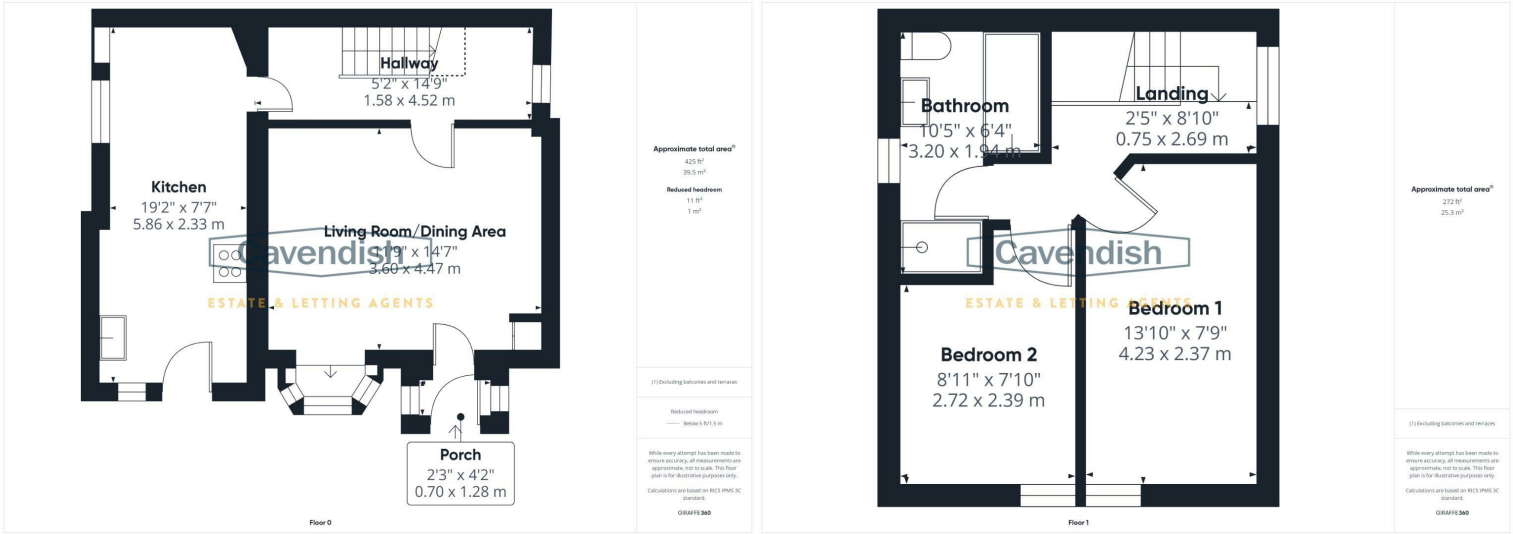
Cavendish  
ESTATE AGENTS

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**The Cot Gun Street**  
Rossett, Wrexham,  
LL12 0HR

**Price**  
**£270,000**

\* CHARACTER COTTAGE \* CENTRALLY LOCATED WITHIN ROSSETT. A beautifully presented and much improved two bedroom detached cottage located along Gun Street in the popular village of Rossett. The cottage seamlessly combines rustic charm with contemporary living. Nestled in a serene setting, this home features exposed beams, a cozy fireplace, and thoughtfully designed interiors. The accommodation briefly comprises: porch, living room/dining area, inner hall with understairs study area, modern fitted kitchen with integrated hob, oven, dishwasher and oak worktops, landing with spindled balustrade, two bedrooms and well appointed bathroom with free-standing claw foot bath and separate shower. The property benefits from gas fired central heating with a combination condensing boiler. Externally there is a lawned garden at the front with a gravelled parking area. There is no onward chain involved in the sale of this property.

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## LOCATION

Rossett is geographically located near to the Welsh and English border towns of Wrexham (approximately 6.5 miles) and Chester (approximately 7.5 miles). The Village sits close to the Wales-England border and is built on the banks of the River Alyn which is a tributary of the River Dee 1.5 miles downstream. Rossett's neighbouring villages are Marford, Burton, Pulford and Holt. In terms of amenities, Rossett is well served by excellent schools, a Co-op, pharmacy, Fouzi's Italian Cafe, doctors' surgery and dentist. The village, being close to Wrexham and Chester, also has two popular hotels: Llyndir Hall Hotel and Rossett Hall Hotel, a converted mid-18th Century house. Local public houses include The Golden Lion and The Alyn, both located centrally in Rossett. The Grosvenor Hotel in Pulford and the Dog & Pickle in Lavister are also nearby.

## THE ACCOMMODATION COMPRISES:

### PORCH

1.30m x 0.69m (4'3" x 2'3")



Glazed entrance door, two single glazed side windows, laminate wood strip flooring, and wall light point. Glazed door to the living room/dining area.

## LIVING ROOM/DINING AREA

4.47m x 3.61m plus bay window (14'8" x 11'10" plus bay window)



Feature UPVC double glazed bay window with plantation style shutters and fitted bench seat with built-in storage, feature fireplace and hearth housing an electric log-effect stove heater, painted beamed ceiling with ceiling light point, provision for wall mounted flat screen television, laminate wood strip flooring, single radiator with thermostat, and tall fitted cupboard housing the electrical consumer board and electric meter. Wooden panelled latch lever cottage style door to the inner hall.



## EXTRA SERVICES

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.

## PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or [david.adams@cavendishrentals.co.uk](mailto:david.adams@cavendishrentals.co.uk)

## VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



## OUTSIDE



To the front there is a lawned garden and gravelled parking area. To the side there is a useful bin storage area with outside water tap. Outside sensor light.



## DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the Expressway continue straight across onto a stretch of dual carriageway. After a short distance then take the turning left signposted Eccleston and Pulford onto the A5445. Follow the road

past the Grosvenor Garden Centre and through the villages of Pulford and Lavister. Continue into the village of Rossett passing the Rossett Hall Hotel and shortly after the Golden Lion Country Inn turn left into Gun Street. The property will then be found on the left hand side.

## TENURE

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

## COUNCIL TAX

\* Council Tax Band D - Wrexham County Borough Council.

## AGENT'S NOTES

\* Services - we understand that mains gas, electricity, water and drainage are connected.

\* The property is located in the Rossett Conservation Area.

\* The Cot and neighbouring property known as The Shanty are accessed via a gated entrance from Gun Street. The owners of The Shanty have a right of access across the driveway.

\* We are advised that planning permission was granted for a two storey side extension, reference no: P/2022/0045 Wrexham Borough Council. Granted Decision date 04/3/2022. Architect drawings of the proposed extension are available from the Chester office.

## 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.

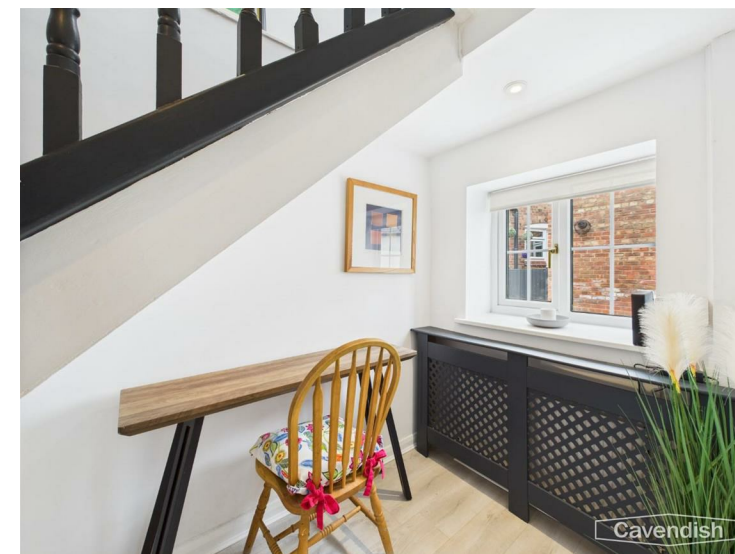
## MATERIAL INFORMATION REPORT

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.



## INNER HALL

4.55m x 1.60m (14'11" x 5'3")

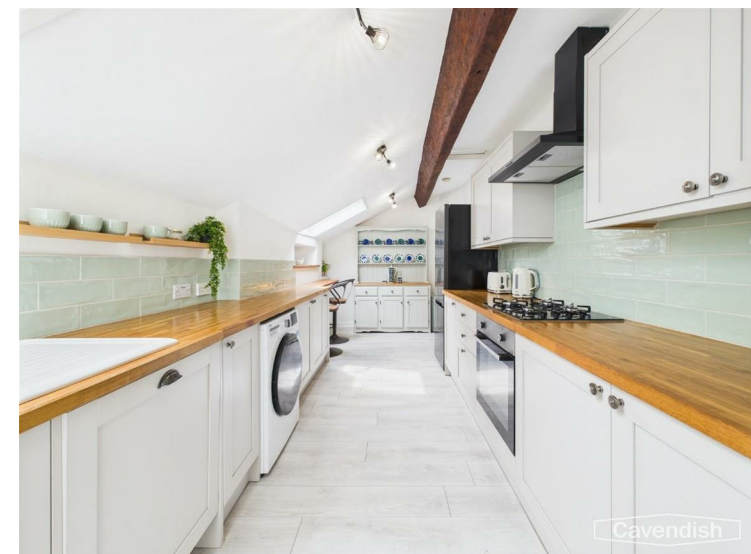


Radiator with radiator cover, UPVC double glazed window overlooking Gun Street, painted beamed ceiling with spotlighting, hanging for cloaks, laminate wood strip flooring, and spindled staircase to the first floor. Wooden panelled lath lever cottage style door to the breakfast kitchen.



## BREAKFAST KITCHEN

5.84m x 2.49m (19'2" x 8'2")



Fitted with a comprehensive range of base and wall level units incorporating drawers and cupboards with oak worktops. Fitted four-ring gas hob with extractor above and built-in electric fan assisted oven and grill. Integrated dishwasher, plumbing and space for washing machine, and space for tall fridge/freezer. Laminate wood strip flooring, double radiator with thermostat, tall cupboard housing a Main Eco Elite gas fired combination condensing central heating boiler, fitted breakfast bar and with small UPVC double glazed window to the side, wall tiling to work surface areas, pitched ceiling with three ceiling light points, large



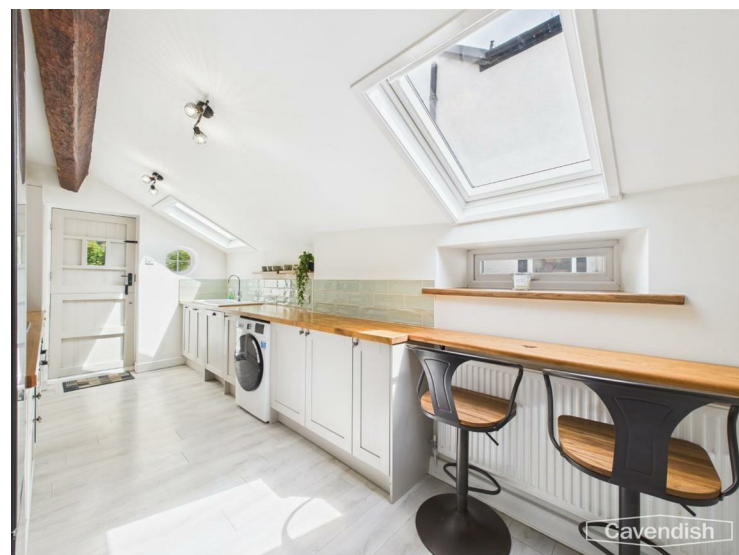
exposed beam, access to roof void, smoke alarm, two double glazed Velux roof lights, double glazed circular porthole window to front, and stable type door with glazed insert to outside.



## LANDING



UPVC double glazed window overlooking Gun Street, exposed beam, recessed LED ceiling spotlights, mains connected smoke alarm, and spindled balustrade. Wooden panelled latch lever cottage style doors to bedroom one, bedroom two and bathroom.



## BEDROOM ONE

4.24m x 2.39m (13'11" x 7'10")



UPVC double glazed window overlooking the front, exposed beam, recessed LED ceiling spotlights, and double radiator with thermostat.

## BEDROOM TWO

3.40m narrowing to 2.72m x 2.34m (11'2" narrowing to 8'11" x 7'8")



UPVC double glazed window overlooking the front, exposed beam, recessed LED ceiling spotlights, double radiator with thermostat, and access to loft space.

## BATHROOM

3.18m max x 1.93m max (10'5" max x 6'4" max)



Well appointed suite in white with chrome style fittings comprising: polyurethane claw foot free-standing slipper bath with floor standing mixer tap and shower attachment; tiled shower enclosure with thermostatic mixer shower, canopy style rain shower head, extendable shower attachment, glazed shower screen and sliding glazed door; pedestal wash hand basin with mixer tap and tiled splashback; and low level WC. Single radiator with thermostat, exposed beam, recessed LED ceiling spotlights, extractor, laminate slate effect flooring, and UPVC double glazed window with obscured glass.

