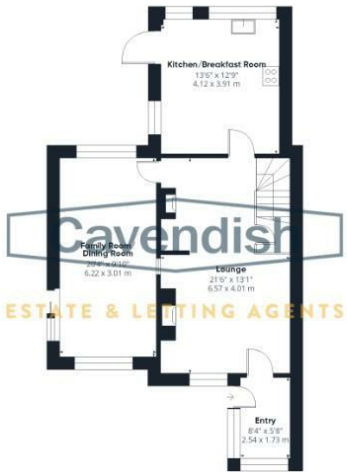


Wesley Cottage Llyndir Lane, Rossett, Wrexham, LL12 0AU



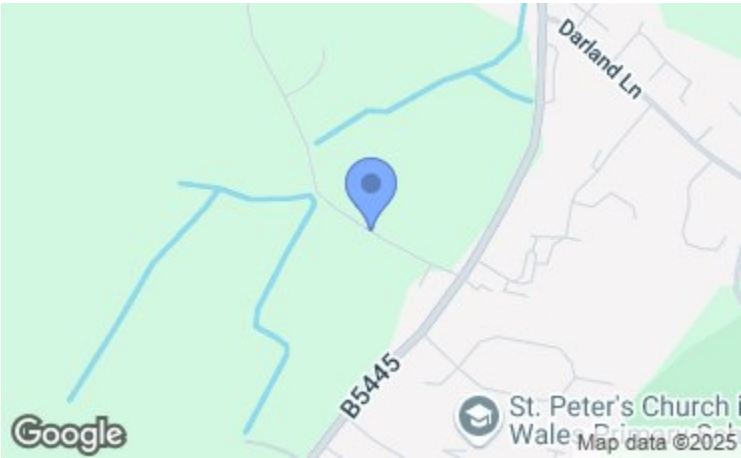
Approximate total area^m
1158 ft²
107.5 m²

(1) Excluding balconies and terraces

Reduced headroom:
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Cavendish

ESTATE AGENTS

14 Grosvenor Street, Chester, Cheshire, CH1 2DD

Tel: 01244 404040

Email: chester.sales@cavmail.co.uk

www.cavendishproperties.co.uk



Wesley Cottage Llyndir Lane

Rossett, Wrexham,

LL12 0AU

Guide Price

£425,000

Nestled in the charming village of Rossett, Wrexham, this delightful house on Llyndir Lane offers a perfect blend of modern comforts and period features. Built in 1880, the property boasts a rich history while providing contemporary living spaces that cater to today's lifestyle.

As you enter, you are welcomed by two spacious reception rooms, ideal for both relaxation and entertaining. The lounge features a cosy log burner, perfect for those chilly evenings, and an original cast iron fireplace that adds character and warmth to the room. The modern kitchen is a chef's dream, complete with a large island that provides ample space for meal preparation and casual dining.

The house comprises three generously sized double bedrooms, ensuring plenty of room for family or guests. The modern bathroom has been thoughtfully designed to offer both style and functionality, making it a serene space to unwind.

Set on a third of an acre, the property benefits from a private lane location, providing a peaceful retreat from the hustle and bustle of everyday life. The double garage, equipped with an electric roller door, offers secure parking and additional storage options.

With double glazed windows throughout, this home is energy efficient and comfortable year-round. This property is a rare find, combining the charm of a historic home with the conveniences of modern living. Whether you are looking for a family home or a tranquil escape, this house on Llyndir Lane is sure to impress.



Entry



This bright entryway welcomes you with its tiled flooring and a large bank of windows that let in ample natural light. The white walls and touches of wood panelling create a warm, inviting space that connects the outside to the interior of the home.

Kitchen/Breakfast Room

4.12 x 3.91 m (13'6" x 12'9")



The kitchen/breakfast room is a practical and sociable space featuring a combination of wooden and white cabinetry with stylish tiled splashbacks. It includes a central island with seating for casual dining or entertaining. Large windows provide lovely garden views and flood the room with natural

FREEHOLD

Believed to be Freehold.

EXTRA SERVICES - REFERRALS

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.

Directions

From Cuppin Street in Chester, head west and turn left onto Weaver Street, then left again onto Nicholas Street (A5268). At the roundabout, take the third exit onto Grosvenor Road (A483), and continue onto Wrexham Road. Stay on the A483 through a series of roundabouts, taking the appropriate exits to remain on Wrexham Road. At the Post House Roundabout, take the second exit to stay on the A483. Shortly after, take a slight left onto Wrexham Road/B5445 and continue for several miles. Finally, turn right onto Llyndir Lane, where the destination will be located.

AGENTS NOTES

- Oil central heating
- Double glazed windows throughout
- Septic tank

light. Space for all appliances and a cooker with a hood add to the room’s functionality.



Lounge
6.57 x 4.01 m (21'6" x 13'1")



The lounge offers a cosy and characterful living space with exposed dark beams contrasting against light walls. A brick fireplace with log burner forms a focal point, complemented by an additional case iron fireplace. The room benefits from natural light and easy access to the dining area and kitchen, making it ideal for both everyday living and entertaining.



Family Room/Dining Room
6.22 x 3.01 m



This family room/dining room is a charming space that continues the theme of exposed ceiling beams and light decor. It comfortably accommodates a large dining table, perfect for family meals or entertaining guests, with a window providing views over the garden, filling the room with natural light and a sense of connection to the outside.



Bedroom 1
5.06 x 3.02 m (16'7" x 9'11")



The master bedroom is a peaceful retreat featuring alcoves - perfect for wardrobes/ draws. Soft neutral décor and carpeted flooring create a comfortable and restful environment. A window lets in natural light and offers views of the surroundings.

Bedroom 2
3.27 x 2.72 m (10'10" x 8'11")



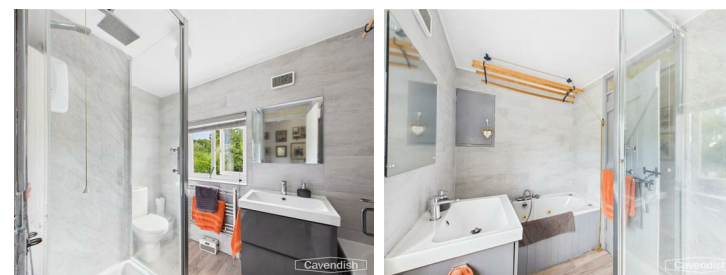
Bedroom 2 is a double room with neutral tones and carpeted flooring. It benefits from natural light through a dual aspect windows.

Bedroom 3
2.90 x 3.05 m (9'6" x 10'0")



This third bedroom is bright and welcoming, featuring light decor and carpeted floors. It has a window that provides views of the outside greenery, and space for essential bedroom furniture including a double bed.

Bathroom
1.71 x 2.96 m (5'7" x 9'9")



The bathroom is well-equipped with both a walk-in shower and a bathtub, finished with contemporary light grey tiling. It features a modern basin with storage underneath, a toilet, and a heated towel rail. A window provides natural light and ventilation, creating a fresh and airy feel.

Rear Garden



The extensive rear garden is a standout feature of this property, offering a large expanse of lawn bordered by mature trees and shrubs that ensure privacy. There is a paved patio area ideal for outdoor dining and relaxing, alongside well-maintained flower beds adding colour and charm. The garden provides plenty of space for recreation and enjoying the outdoors in a tranquil setting.



Double garage

Complete with electric roller door, power and lighting.

ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

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

FLOORPLAN

Floorplan included for identification purposes only, not to scale.

COUNCIL TAX BAND F

Wrexham County Borough Council - Tax Band F