



Rossett Road, Rossett, LL12 0ER

Price £250,000

Reference: 19367786

Date: Add text here

TENURE: Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

POSSESSION: Add text here

SERVICES: Add text here

OUTGOINGS: Council Tax Band details available from Wrexham County Borough Council

VIEWING: Add text here



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Wingetts



Description

An extended spacious semi detached cottage offering charming features including exposed beams with shaped ceilings, cottage style internal doors and gardens located in the sought after semi rural village of Trevalyn with excellent access to Holt, Rossett and larger cities of Chester and Wrexham. The accommodation briefly comprises an arched fronted porch, welcoming hall with turned staircase and useful store cupboard below, good sized lounge with exposed brick to chimney breast and access to the useful office. The Kitchen/Diner is fitted with a range of modern grey fronted base and wall cupboards complimented by work surface areas, incorporating oven/grill, electric hob and extractor. The Dining Area has French doors that open to the garden and provide a pleasant aspect. A utility room provides additional storage with plumbing for washing machine and space for dryer. The turned staircase from the entrance hall leads to the first floor landing which connects the 2 good sized double bedrooms. The bathroom includes a bath with shower above. Externally, a gated path leads to the entrance alongside a generous lawned garden, patio and decorative gravelled areas. NO CHAIN. Energy Rating - E (42)

LOCATION

1 Corner Cottage is located on the outskirts of the Village of Rossett which is equal distance between Wrexham and Chester, therefore providing easy daily commuting to all the major commercial and industrial centres of the region, including the Chester Business Park and Wrexham Industrial Estate. The Village of Rossett itself enjoys a range of day to day shopping facilities and social amenities, together with a primary and secondary school. The Grosvenor Hotel and Spa is only a short driving distance for leisure and fitness and Trevalyn has the benefit of its own village pub.



DIRECTIONS

From Wrexham proceed along the A483 in the direction of Chester taking the exit signposted Rossett. At the slip road take the right hand turning over the bridge to the roundabout, taking the left hand turning. Proceed past the Mill and The Alyn Public House, after passing the local Convenience Store on the right take the 2nd right hand turning after the park. Take the next left and continue for approx. 1 mile over the speed restriction humps and the property will be observed on the left hand bend opposite The Griffin Inn.

ON THE GROUND FLOOR

Arch fronted open porch with cottage style door opening to:

WELCOMING HALLWAY

Featuring turned staircase with useful storage cupboard below, mains wired smoke alarm and attractive ledge and brace internal doors.

LOUNGE

14'7 x 13'4

A good sized reception room having double glazed windows to front and side, exposed brickwork to chimney breast with tiled hearth, electric point and timber mantel, radiator, exposed beams to ceiling and recessed glass fronted display cabinet. An internal door opens to:

OFFICE

8'1 x 6'6

With double glazed window, radiator and telephone point.

KITCHEN/DINING ROOM

15'5 x 12'0

The kitchen area is appointed with a modern range of grey fronted base and wall cupboards complimented by work surface areas incorporating a Smeg stainless steel single drainer sink unit with mixer tap and double glazed window above, Bosch oven/grill with electric hob and stainless steel extractor fan above, space for fridge freezer, wall panels to splash backs and quarry tiled floor to kitchen area. The dining area features central French doors and side windows that open to the garden providing a pleasant aspect and two radiators.

UTILITY

6'8 x 5'4

Fitted with a double door base cupboard, work surface area, Worcester oil fired central heating boiler, double glazed window, quarry tiled flooring and plumbing for washing machine.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With gallery over stairwell, Velux roof light window, mains wired smoke alarm and ledge and brace internal doors.

BEDROOM ONE

14'9 x 14'2

A good sized bedroom with double glazed windows to front and side, radiator and exposed beams.

BEDROOM TWO

12'0 x 12'1

Another double bedroom with double glazed windows to front and side and radiator.

BATHROOM

Appointed with a white suite of pedestal wash basin with tiled splashback, low flush w.c, bath with mains thermostatic shower above, double glazed window, radiator, part tiled walls, extractor fan and airing cupboard with radiator and slatted shelving.

OUTSIDE

The property is approached through a gated pathway that leads to the entrance porch alongside decorative gravelled flowerbeds, cold water tap and external lighting. To the front of the property is a lawned garden with railings to boundary, paved patio area, two further decorative gravelled areas and oil tank.

COUNCIL TAX BAND - E