

Town & Country

Estate & Letting Agents

Trevalyn Manor, Rossett

£375,000



This second floor apartment to the left hand side is located within the prestigious Trevalyn Manor estate and boasts stunning views of the landscaped gardens and surrounding farmland. It features a reception hall, spacious living room, kitchen, principal bedroom with ensuite, a second bedroom and bathroom. The estate includes six apartments in the main Manor house, four individual homes, and nine Mews properties. There are also communal grounds with formal lawns, gardens, parkland, woodland, a tennis court, and visitor parking. The apartment comes with two allocated parking spaces and is accessible via a lift or a staircase from the communal entrance hall.

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DESCRIPTION

Set within the beautiful Trevalyn Manor estate. The second floor apartment forms part of the main Manor house, is presented to the highest standard throughout and enjoys the most beautiful sunny aspect over the grounds and farmland beyond. The entrance to the estate is marked by a set of imposing wrought iron gates leading onto a private tree lined drive and is situated in approximately seventeen acres of landscaped gardens and woodland within the grounds of the historic Grade II listed Manor. The Trevalyn Manor Estate consists of six apartments within the Manor House, four individual homes and nine Mews properties, all set in open countryside. The spacious accommodation comprises of a reception hall which offers access to the balcony, the spacious living room, kitchen, principal bedroom with an ensuite bathroom off, the second bedroom and to the bathroom suite. The communal grounds comprise formal lawns and gardens, parkland and woodland, a tennis court and a designated Visitor Car Park. The property also benefits from two allocated parking spaces. All these areas of the estate are Freehold, each property owning a one-nineteenth share. Each residence owns its individual freehold. The apartment is accessible either by a staircase rising from the palatial communal entrance hall or by a lift.

LOCATION

Occupying an extremely tranquil position within walking distance of the village of Rossett. It offers a great range of essential amenities like a local store, church, pharmacy, doctor's surgery, primary school, dentist, pubs, and restaurants. Additionally, it is conveniently located with excellent road connections, only half a mile from the A483 Wrexham bypass, providing easy access to the national motorway network and the Chester Southerly bypass. The larger centers of Wrexham and Chester are just 5 and 7 miles away, respectively. The Wrexham Industrial Estate, Chester Business Park, and Deeside Industrial Park are all within daily commuting distance. Moreover, the international airports of Liverpool and Manchester are easily accessible from the estate, making it a highly convenient location to live in.



DIRECTIONS

From the Chester branch, head south on Lower Bridge Street.

Turn right onto Castle Street. At the roundabout, take the 1st exit onto Grosvenor Road/A483. At the roundabout, take the 1st exit onto Wrexham Road/A483. At the roundabout, take the 2nd exit and stay on Wrexham Rd/A483. At junction 7, take the B5102 exit to Llay/Rossett/B5445/Gresford. At the roundabout, take the 1st exit onto B5102. At the roundabout, take the 1st exit onto Chester Road/B5445. Turn right onto Manor Lane and you will see Trevalyn Manor at the bottom on the right.



COMMUNAL ENTRANCE HALL



RECEPTION HALL

4'0" x 4'1"

The property has a private entrance through a hardwood-panelled door, which leads to a reception hallway providing access to all rooms. The living room, kitchen, principal bedroom with en-suite bathroom, second bedroom, and bathroom suite can be reached from here. The hallway is equipped with two

column-style radiators, a skylight, recessed downlights set in the ceiling, a cloaks cupboard, the intercom receiver, and French doors that open onto the balcony. Additionally, the airing cupboard houses the boiler and pressurised hot water cylinder.



BALCONY

A deck balcony with iron railings with a perfect view over the rear courtyard and Fountain.



LIVING ROOM

17'2" x 16'2"

The beautiful light and spacious living room benefits from three sash windows, two facing the front and one facing the side elevation. The windows offer stunning views of the farmland beyond Trevalyn Manor, as well as the beautifully manicured gardens and Fountain below. The room features two column-style radiators and recessed downlights in the ceiling.

Additionally, there is a cast iron open fireplace with an ornate Adams-style surround and a slight hearth.



KITCHEN

14'0" x 11'4"

The kitchen boasts a range of attractive light oak wall, base, and drawer units, complemented by a matching island unit, stainless steel handles, and Granite work surfaces. The work surface houses a 1 1/2 bowl stainless steel sink with a mixer tap above. The kitchen also features integrated stainless steel appliances, including an oven, electric hob with stainless steel and glass canopy above, microwave, dishwasher, washing machine, and fridge freezer. A column style radiator, recessed downlights set within the ceiling, and three sash windows overlooking the manicured gardens add to the kitchen's appeal.



VIEW FROM LIVING ROOM





BATHROOM

9'6" x 6'8" max

The bathroom boasts a contemporary suite which includes a central mixer tap and a thermostatic shower with screening for protection. It also features a Hidden system, low-level WC with dual flush, and an oak glazed shelving unit above. The wash hand basin is mounted on a pedestal and comes with a mixer tap. Additionally, the bathroom is equipped with a chrome heated towel rail, partially tiled walls, and a ceramic tiled floor with underfloor heating. The ceiling houses an extractor fan and recessed downlights.

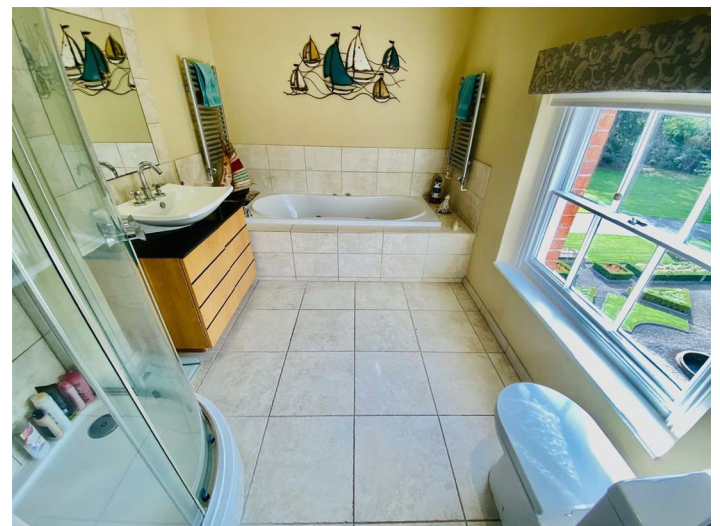
two sash windows, one facing the rear and the other facing the side elevation. There is also a door that leads to the ensuite bathroom.



PRINCIPAL BEDROOM

18'10" x 13'9"

The spacious principal bedroom has two column-style radiators that provide warmth. There are floor-to-ceiling units that consist of wardrobes and drawers. The ceiling also has recessed downlights that provide ample lighting. The room has



ENSUITE BATHROOM

10'8" x 7'5"

The ensuite bathroom is exquisite, featuring a modern suite that includes a spa bath with a central mixer tap, a dual flush low-level WC, and a corner shower enclosure with a fixed rainwater overhead thermostatic shower. It also boasts a vanity unit with a granite countertop, a mounted wash hand basin with a mixer tap, and a heated towel rail. The walls are partially tiled, and the ceramic tiled floor is complemented by underfloor heating. The bathroom is equipped with an extractor fan, and the ceiling has downlights installed. The sash window on the side elevation provides ample natural light.



BEDROOM TWO

14'8" x 14'4"

Having a column style radiator, recessed downlights set within the ceiling and two sash windows facing the side elevation, once again overlooking the manicured gardens and Fountain.



EXTERNALLY

This property offers the perfect blend of luxury and practicality. You'll be able to enjoy the beautifully landscaped communal grounds, complete with formal lawns, gardens, parkland, woodland, a tennis court, and designated visitor parking. Plus, you'll have the convenience of two allocated parking spaces.



EXTERNAL VIEW



COURTYARD AREA



GROUNDS



TENNIS COURT



SIDE ELEVATION

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Service Charge: £413.19 Per calendar month.

Council Tax Band: F £264.00 per calendar month for a 10 month period.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.

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