

# Town & Country

Estate & Letting Agents

Alyn Drive, Rossett

Offers In Excess Of £525,000



This four-bedroom family home on Alyn Drive boasts a warm entrance hall, cozy living room, elegant dining room, contemporary kitchen, four spacious bedrooms with ensuite shower room, a family bathroom, UPVC double glazing, and gas central heating. It is stylish, spacious, and energy-efficient. Come see it today!

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TEL: 01244 403900



## DESCRIPTION

This spacious four-bedroom detached family home is situated on a fan-shaped plot in a small cul-de-sac on Alyn Drive. Step inside this beautiful property and you'll be greeted by a warm and inviting entrance hall. As you make your way through the house, you'll discover a cozy living room, an elegant dining room, and a contemporary kitchen. Upstairs, you'll find a spacious landing that leads to the principal bedroom with its own ensuite shower room, there are also three additional generously sized bedrooms and a family bathroom. That's not all - with UPVC double glazing and gas central heating, this property is not only stylish and spacious, but also practical and energy-efficient. So why wait? Come and see this fantastic property for yourself today!



## LOCATION

Rossett is a small village located near to the Welsh and English border towns of Wrexham and Chester. Rossett is well served by schools, a local store, pharmacy, doctors' surgery and dentist, and there are a number of popular restaurants and

inns in the surrounding area. There are excellent educational facilities in the area at primary and secondary level including first rate private education at Kings and Queens schools in Chester. The historic cities of Chester and Wrexham provide a wider range of retail, business and leisure facilities. Rossett also offers good access to the A483 trunk road which provides links to the motorway networks, the M53 to Liverpool and the M56 to Manchester and the M6, and North Wales via the A55 northern expressway.

## DIRECTIONS

From the Chester branch: Head south on Lower Bridge Street towards St Olave 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 Road./A483, at the roundabout, take the 2nd exit and stay on Wrexham Road./A483, at Post House Roundabout/Wrexham Road Interchange, take the 2nd exit onto A483, at junction 7, take the B5102 exit to Rossett/Llay/Gresford/B5445, at the roundabout, take the 1st exit onto B5102, at the roundabout, take the 1st exit onto Chester Road/B5445, turn right onto B5102, turn right onto Harwood's Lane, turn right onto Alyn Drive, turn right to stay on Alyn Drive. Arrive: 19 Alyn Drive, Rossett, Wrexham, UK



## ENTRANCE HALL

15'7" x 12'3" max

As you step inside the property, you are greeted by a composite double glazed front door. Upon opening the door, you will find yourself in a welcoming entrance hall that boasts oak flooring, a storage cupboard, and stairs leading up to the first floor. The

ceiling has downlights and there is a radiator to keep you warm. From the entrance hall, you can access the cloakroom WC, the kitchen, the dining room, and the living room through glazed doors.



## CLOAKROOM WC

5'3" x 2'8"

The cloakroom WC features partially tiled walls, a ceramic tiled floor, a low-level WC, a wash hand basin, a radiator, downlights set within the ceiling, and an opaque window facing the front elevation.



## KITCHEN

13'6" x 13'0"

The kitchen is equipped with a variety of attractive wall, base, and drawer units, along with a Corian work surface that houses a one and a half bowl sink with a mixer tap and waste

disposal. Integrated appliances include a fridge, microwave, and dishwasher. There is also ample space for a range cooker, with an extractor hood above. The walls are partially tiled with display cabinets, and there is a ceramic tiled floor, radiator, recessed downlights, and a window overlooking the rear elevation. A door opens to the garage, and a UPVC double glazed back door leads to the side elevation of the property.



## LIVING ROOM

20'7" x 10'9"

The living room features a central living flame gas fire with a Portuguese stone surround, two radiators, a window facing the front elevation and patio doors opening to the conservatory.



## CONSERVATORY

9'8" x 9'6"

The conservatory features a low wall with a UPVC double glazed frame, which includes French doors that open to the garden, and is equipped with timber laminate flooring and a radiator.



## FIRST FLOOR LANDING

A spacious first floor landing with a window facing the front elevation and access to the loft.



## DINING ROOM

8'9" x 12'3"

The dining room has oak flooring continuing from the entrance hall, a rear-facing window, and a radiator.



## BEDROOM ONE

13'7" x 11'6"

The first bedroom has two sets of double wardrobes, a radiator, a window facing the rear elevation and a door opening to the ensuite.



**ENSUITE**

9'1" x 5'2" max

The ensuite features a three-piece white suite, which includes a separate shower enclosure with a thermostatic shower, low-level WC, pedestal wash hand basin, radiator, fully tiled walls and ceramic tiled floor, as well as an opaque window facing the front elevation.



**BEDROOM TWO**

9'8" x 10'5"

With two sets of built in double wardrobes, radiator and a window facing the rear elevation.



**FAMILY BATHROOM**

7'6" x 9'0"

A modern three-piece suite in white. comprising a panelled bath with a thermostatic shower and a protective screen above it. There is also a pedestal wash hand basin, a low-level WC, a radiator, fully tiled walls, and a ceramic tiled floor. An opaque window facing the front elevation is also present.



**BEDROOM THREE**

10'5" x 9'10"

Having timber laminate flooring, a built in double wardrobe, radiator and a window to the rear elevation.



## BEDROOM FOUR

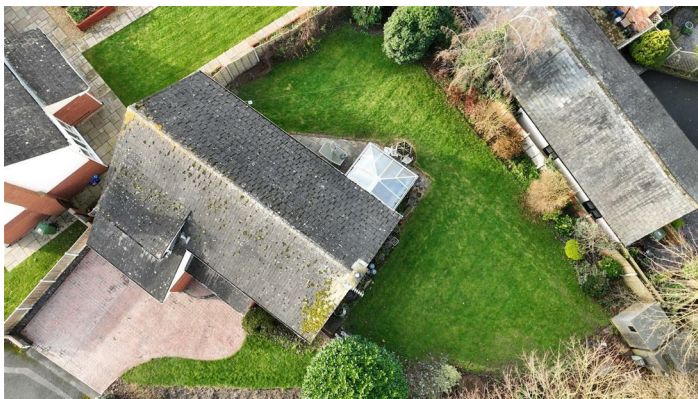
10'6" x 7'9"

Having a window facing the front elevation, a radiator and a built-in single wardrobe.

## DOUBLE GARAGE

14'0" x 17'3"

The double garage features an opaque window on the side elevation, and is equipped with a wall-mounted Worcester gas combination boiler. It also has ample space and plumbing for a washing machine and dryer, complete with worksurface and cabinets. You can access the garage either through an up-and-over garage door or directly from the kitchen.



## EXTERNALLY

The property boasts plenty of features such as ample pattern concrete, and off-road parking. The front garden is adorned with a small lawn and shrubs and is well-lit with outdoor lighting. The rear garden can be accessed through timber gates located on either side of the property, and it is equipped with outside lighting, a water supply, and a paved patio area. The

property itself sits on a generously-sized plot, predominantly laid to lawn with a fan-shaped shrub border.



## REAR GARDEN





## 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.

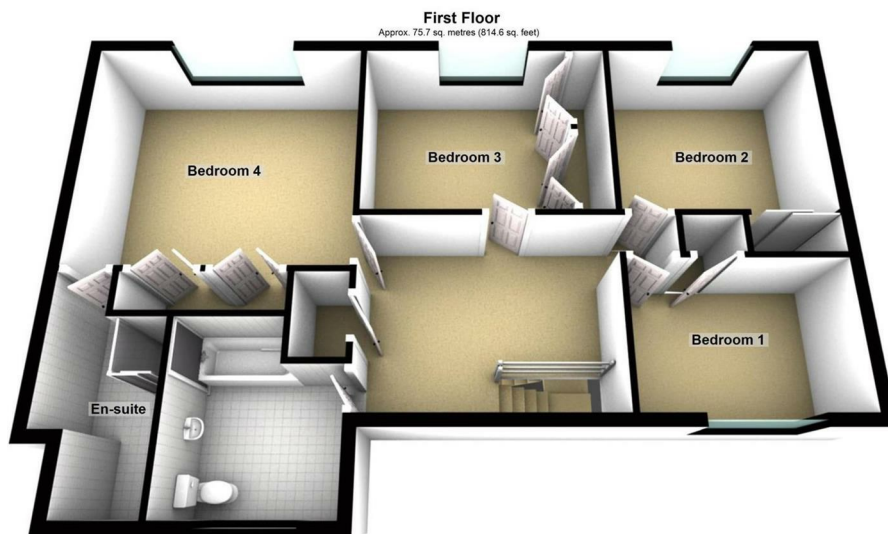
Tenure: Freehold

Council Tax Band: F £2662

## 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.**



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.