

BOWEN

PROPERTY SINCE 1862



Asking Price £350,000

2 Bedrooms 1 Bathroom

35 Alyn Drive Rossett,
Wrexham LL12 0HQ

35 Alyn Drive, Rossett, Wrexham LL12 0HQ

General Remarks

Standing within a substantial plot, this spacious two double bedroom detached house occupies a cul-de-sac location on the fringes of the highly desirable village of Rossett and yet is only within a short distance of all the amenities the village has to offer. The property is well presented throughout and has been extended by way of a large conservatory which overlooks the rear garden. Double glazed throughout, and with a "Worcester" combination boiler, the living accommodation briefly comprises an entrance hallway, w.c., living room, dining room, conservatory, kitchen/breakfast room, main bedroom with built-in wardrobes, further double bedroom and a bathroom with a white four piece suite. An early viewing is advised.



Location: Rossett is a sought after village location which is by-passed by the A483 dual carriageway approximately six miles equidistant from Wrexham and Chester on the banks of the River Alyn. It provides wide-ranging amenities including both Primary and Darland Secondary Schools, Doctor's Surgery and a variety of Shops and Pubs. There is also a main bus route from Wrexham to Chester which is only a short distance from the property.

Accommodation

Entrance Hallway: Double glazed composite door to the side elevation. PVCu double glazed side panel to the side elevation. Radiator. Storage cupboard.

WC: White two piece suite comprising a low level w.c. and wash hand basin set into cabinet. Heated towel rail. Wall tiling. Tiled floor.

Living Room: 16' 5" x 11' 0" (5.01m x 3.35m) Double glazed patio doors to the rear elevation. Radiator. Electric fire with exposed brick surround. Coved ceiling.

Dining Room: 11' 6" x 8' 11" (3.51m x 2.71m) PVCu double glazed patio doors to the side elevation. Wooden window to the rear elevation. Radiator.

Conservatory: 22' 4" x 9' 1" (6.81m x 2.78m) Wood double glazed French doors to the rear elevation. Wood double glazed windows. Radiator.

Kitchen/Breakfast Room: 12' 5" x 11' 5" (3.79m x 3.47m) maximum. Wood-effect double glazed stable door to the side elevation. PVCu double glazed window to the side elevation. Wall and base units with wooden work-tops and splash-backs. Integral gas hob. Cooker hood. Integral electric oven and separate grill. Integral fridge freezer. Integral dishwasher. Cupboard with plumbing for washing machine. "Worcester" combination boiler. Down-lighters. Radiator. Wooden flooring.

Bedroom 1: 19' 0" x 10' 2" (5.79m x 3.11m) PVCu double glazed windows to the front and side elevations. Radiator. Built-in wardrobes.

Bedroom 2: 12' 0" x 9' 5" (3.66m x 2.88m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

Bathroom: 9' 5" x 6' 6" (2.87m x 1.97m) PVCu double glazed window to the side elevation. White four piece suite comprising a panelled bath, shower cubicle, wash hand basin set into cabinet and low level w.c. Heated towel rail. Fully tiled walls. Tiled floor. Down-lighters.

Outside: Externally there are lawned gardens to the front of the property together with a large driveway which provides a generous amount of Off-Road Parking leading up to the attached Double Garage which has an electric door.









The property stands within a good sized plot and there are further lawned gardens on both sides as well as to the rear interspersed with mature trees and hedging. There is also a Patio leading off the Conservatory.

Services: All mains services are connected subject to statutory regulations.

The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 62|D.

Council Tax Band: The property is valued in Band "F".

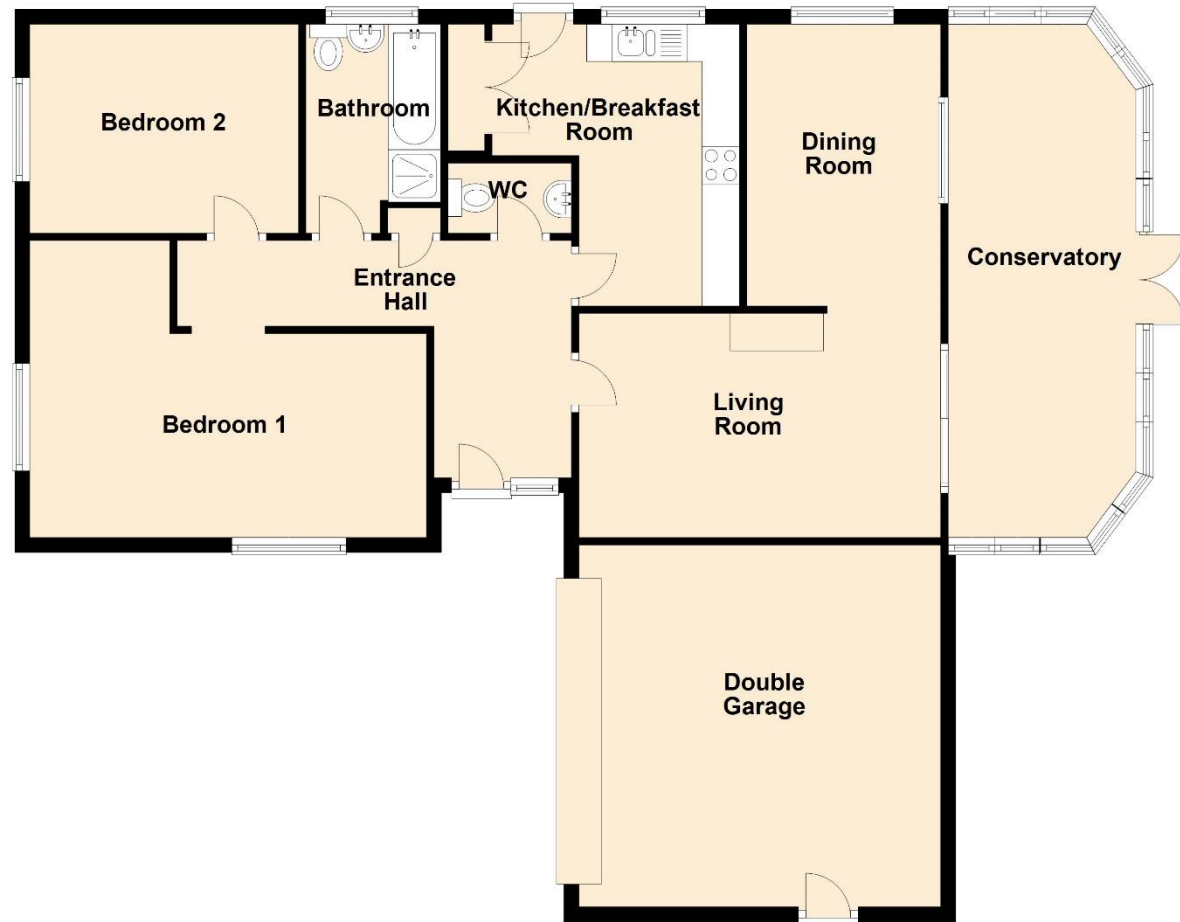
Directions: Proceed out of Wrexham passing the Football Ground on the right-hand side. At the first roundabout take the second exit and at the main roundabout take the fourth exit onto the A483 in the direction of Chester. Come off the A483 at Rossett junction and turn right at the roundabout and proceed down the hill. At the mini-roundabout take the first exit and continue through the village of Rossett. Pass The Golden Lion Pub and turn right into Green Lane after the Park. At the T junction turn right and then left into Harwoods Lane. Once on Harwoods Lane take the second right into Alyn Drive and the property is at the head of the third cul-de-sac on the right.

Start your property
journey with us today

We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

Ground Floor

Approx. 123.5 sq. metres (1329.3 sq. feet)



Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.

BOWEN

SINCE 1862

1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com



