

Town & Country

Estate & Letting Agents

Chester Road, Lavister, Rossett

£250,000



This charming and extended cottage is set in a desirable location with easy access to Wrexham, Chester, major road links, and everyday amenities. Well-presented throughout, the property features UPVC double glazing and gas central heating. The accommodation includes an entrance hall, a spacious living room with a feature fireplace, and a kitchen-diner fitted with gloss units and French doors leading to a rear patio. An inner hallway provides access to a cloakroom WC/utility room. Upstairs, the light-filled landing leads to a stylish four-piece bathroom and two double bedrooms. Outside, the rear garden is beautifully maintained with a lawn, mature shrubs, and patio areas to the front and rear, along with a useful brick outbuilding.

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DESCRIPTION

This charming, extended, and characterful cottage is located in a desirable area offering easy access to both Wrexham and Chester, as well as local motorway networks and a host of day-to-day amenities. The well-presented property benefits from UPVC double glazing and gas central heating. In brief, the accommodation comprises an entrance hall, a spacious living room with a lovely fireplace, and an open thoroughway into the kitchen/diner. The kitchen is fitted with a range of gloss wall, base, and drawer units and features French doors opening onto the rear garden's paved patio area. The ground floor is completed by an inner hallway, which provides access to a cloakroom WC/utility room. On the first floor, the landing leads to a four-piece bathroom suite and two double bedrooms. To the rear of the property is a beautifully maintained garden, laid to lawn with mature shrubs and paved patio areas. A brick outbuilding is also located in the rear garden, and further paved areas are found at the front of the property.



LOCATION

Nestled in the highly sought-after village of Lavister, near Rossett, this property enjoys the perfect blend of rural charm and modern convenience. Lavister is a picturesque village located just a short drive from both Wrexham and Chester, offering an ideal setting for families,

professionals, or anyone seeking a peaceful lifestyle within easy reach of major amenities. The area is renowned for its beautiful countryside, characterful homes, and strong community feel. Nearby Rossett provides a range of everyday facilities, including local shops, popular pubs and restaurants, a doctors' surgery, and highly regarded primary and secondary schools, including the prestigious King's and Queen's Schools in Chester. For commuters, Lavister is ideally positioned with excellent access to the A483 and A55, connecting you swiftly to the national motorway network. Chester Business Park, Wrexham Industrial Estate, and North Wales' beautiful coastlines are all within convenient reach, making this an ideal base for work and leisure.

ENTRANCE HALL

The property is entered through a wood grain-effect UPVC double-glazed door with opaque glass panels, opening into an entrance hall with slate-effect tiled flooring, a radiator, and light oak veneer doors leading to the living room and inner hallway. A staircase rises to the first floor, with a useful storage cupboard beneath.



LIVING ROOM

18'6" x 11'8"

Featuring wood grain-effect laminate flooring, a radiator, a front-facing window, and a second window to the side elevation. Exposed beams add character to the ceiling. A large open walkway leads to the kitchen/dining room. The room also features a fireplace

housing a living flame, log-effect gas burner set on dark quarry tiles beneath a rustic oak mantel.



KITCHEN/DINING ROOM

21'5" x 9'0"

Laid with ceramic tile flooring throughout, this room includes a tall, contemporary column-style radiator and recessed ceiling downlights. Large French doors open onto the rear garden. The kitchen area is fitted with a range of high-gloss, soft-close wall, base, and drawer units with stainless steel handles and solid wood work surfaces. It includes a stainless steel single drainer sink with an adjustable mixer tap. There is space for a range cooker with an extractor hood above, and integrated appliances include a slimline dishwasher and a fridge/freezer.

INNER HALLWAY

With ceramic tiled flooring, a radiator, exposed ceiling beams, and a light oak veneer door leading to the utility/cloakroom WC.

UTILITY/CLOAKROOM

7'3" x 5'5" (max)

Fitted with ceramic tiled flooring and a chrome heated towel rail. There are gloss-fronted wall units and a cupboard housing a Worcester gas combination boiler. The room provides space and plumbing for a washing machine and includes a dual flush low-level WC and a pedestal washbasin with tiled splashback.



FIRST FLOOR LANDING

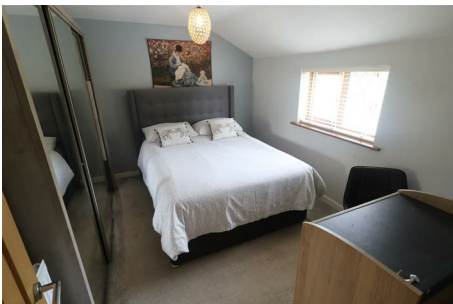
With a window facing the front elevation and light oak veneer doors providing access to both double bedrooms and the bathroom.



BEDROOM ONE

11'6" x 9'9"

A rear-facing double bedroom with fitted wardrobes, a window overlooking the garden and a radiator.



BEDROOM TWO

11'6" x 8'3"

A front-facing double bedroom also with fitted wardrobes, a window, a radiator, and access to the loft.



BATHROOM

8'2" x 7'3"

Fitted with a contemporary white four-piece suite comprising a panelled bath with central waterfall-style mixer tap and handheld shower attachment, an oversized corner shower enclosure with dual-head thermostatic shower, a dual flush low-level WC, and a pedestal washbasin with waterfall-style mixer tap. The walls are fully tiled, the floor is ceramic tiled, and there is a chrome heated towel rail. Two opaque windows face the rear elevation, providing natural light while maintaining privacy.



EXTERNALLY

Directly in front of the main entrance is a paved area with a canopy overhead, an external courtesy light, and outdoor power sockets. To the rear of the property is timber gated access from a shared passageway to the left-hand side of the property leads to a beautifully landscaped garden. It features a paved patio area, a well-maintained lawn, and an abundance of mature plants and shrubs. Toward the rear of the garden is

a second patio area and a brick outbuilding (7'2" x 4'0") equipped with power and lighting, behind which is a timber shed. The rear garden is enclosed by a combination of concrete posts with timber fence panels and hedging. There is also an outside water supply and external lighting.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band E: £2680.00

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones 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 Wrexham office on 01978 291345.

Gary Jones 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. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.



Approximate total area⁹

839 sq ft
78.04 m²

Reduced headroom

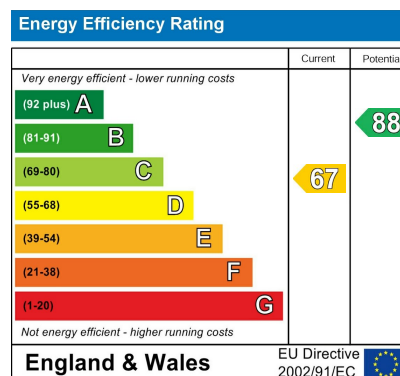
7.0% ft²
0.27 m²

100% RATED BUILDING COMPLIANCE

2022 Feedback
100% RATED

When new pattern of buildings is built, the energy efficiency of the building is measured against the energy efficiency of the building. The energy efficiency of the building is measured against the energy efficiency of the building. The energy efficiency of the building is measured against the energy efficiency of the building.

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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.