

Town&Country

Estate & Letting Agents

Strathalyn, Wrexham

£495,000



Situated in the prestigious Strathalyn Estate, this beautiful, bright and spacious four-bedroom townhouse is spread over three floors. Set within a desirable courtyard and enjoys access to approximately seven acres of beautifully maintained communal grounds. This property includes allocated off-road parking, and a private garage accessed via a side archway. Viewing is advised and appreciate this delightful home.

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DESCRIPTION

Located within a desirable courtyard setting that forms part of the prestigious Strathalyn Estate, this spacious four-bedroom townhouse enjoys access to approximately seven acres of beautifully maintained communal grounds. The property offers light-filled, well-proportioned accommodation throughout and is ideal for modern family living. The ground floor comprises a welcoming vestibule, a spacious reception hall with a cloakroom/WC, and a generous living room featuring an inset living flame gas fire. Adjacent to this is a versatile sitting room, which could also serve as a formal dining room, and a well-equipped kitchen/breakfast room fitted with a range of wall, base, and drawer units, with a utility room conveniently located off the kitchen. On the first floor, the landing provides access to the principal bedroom, complete with en-suite facilities, along with bedrooms three and four, and a well-appointed family bathroom. A staircase from the landing leads to the second floor, where you'll find the guest bedroom (bedroom two), which also benefits from en-suite facilities. Externally, the property includes an allocated off-road parking space, and to the side of the townhouse is an archway leading to a garage block, with one garage allocated exclusively to this property.

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

Start by heading south on Lower Bridge Street towards St Olave Street for 0.1 miles, then continue onto Handbridge via the Old Dee Bridge and follow Handbridge for 0.2 miles. Turn left onto Eaton Road and continue for 1.9 miles before turning right onto Hill Road. After 302 feet, continue onto Rake Lane for 1.5 miles. Then, turn right onto Wrexham Road (B5445) and after 489 feet,

turn left onto the A483. Continue on the A483 for 3.6 miles, then take the B5102 exit at junction 7, signposted Rossett, Llay, Gresford, and B5445. At the roundabout, take the third exit onto Llay Road (B5102) and follow it for 0.4 miles. Finally, turn right onto Strathalyn, where your destination will be on the left.

ENTRANCE HALL

18'5" x 7'5"

To the front of the property is an allocated parking space with an archway leading to a courtyard with a single allocated garage. The front garden itself is shrubbed with a small walled forecourt and light positioned either side of the main entrance door.

VESTIBULE

4'8" x 5'3"

A panelled front door opens to wood grain affect laminate flooring, a radiator, double door cloaks cupboard and internal door opening to the entrance hall.



LIVING ROOM

15'6" x 19'1"

Having wood grain laminate flooring, a bay sash window to the front elevation, two radiators and an inset living flame gas fire.

SITTING ROOM

12'10" x 11'4"

With timber laminate flooring, radiator, a sash window to the side elevation and French doors opening to the rear courtyard garden (this could also be utilised as a separate dining room).



CLOAKROOM WC

5'10" x 4'10"

Installed with a dual flush low level WC along with a pedestal

wash hand basin, partially tiled walls with a radiator and extractor fan and recessed downlights set within the ceiling.

KITCHEN/DINING ROOM

14'7" x 15'

Having a ceramic tile floor throughout, a radiator, a sash window to the side elevation, recessed down light set within the ceiling and fitted with a range of wall base and drawer units complimented by a display cabinet and stainless steel handles. Ample works surface space houses a stainless steel one and a half bowl sink unit with mixer tap and tile splashback. Integrated appliances include stainless steel oven hob and extractor hood along with a dishwasher and base level fridge and freezer. A door off opens to the utility room.

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UTILITY ROOM

12'3" x 7'2"

Installed with a range of base units with work surfaces above housing and stainless steel single drainer sink unit with mixer tap and tile splashback housing cupboard for a wall mounted Vaillant boiler, a radiator ceramic tile floor a sash window to the rear elevation and a door off opening to the rear courtyard garden.

FIRST FLOOR LANDING

With a continuation of the banister and spindle balustrades from the entrance hall to a first floor landing with stairs off rising to the second floor guest bedroom two, a radiator, double glaze skylight and door off opening to the bathroom and two the principal bedroom along with bedrooms three and four.

FAMILY BATHROOM

9' x 7'

Installed with a modern three-piece white suite comprising an L-shaped panelled bath with mixer tap along with a jewel head thermostatic shower and protective screen above, a dual flush low level of C and a vanity unit with a mixer tap. The walls are partially tiled with a chrome heated towel rail extractor fan and opaque window to the side elevation and recessed downlights are set within the ceiling.

PRINCIPAL BEDROOM

14'8" x 15'3"

Having sash windows facing front and side elevations, a radiator and a door off opening to the ensuite shower room.

ENSUITE SHOWER ROOM

7'8" x 6'8"

Installed with a three-piece white suite comprising a corner shower enclosure with thermostatic shower, a dual flush low level WC and pedestal wash and basin along with partially tiled walls, a radiator, and an opaque window to the front elevation, and extractor fan and recessed downlights set within the ceiling.

BEDROOM THREE

15'7" x 13'7"

Having a radiator and sash windows facing the rear and side elevations.

BEDROOM FOUR

10'1" x 11'6"

With a sash window facing the rear elevation and radiator below.

SECOND FLOOR LANDING

With a continuation of the banister and spindle balustrades from the first floor and entrance hall to a second-floor landing with a radiator a large walking airing cupboard housing the mega flow pressurised hot water cylinder and a door off opening to the guest bedroom two.

BEDROOM TWO

15'5" x 14'9"

Having a sash window to the front elevation, the skylight to the rear elevation, radiator, access to the storage space and the door opening to the en-suite shower room.

ENSUITE SHOWER ROOM

7'3" x 4'

Fully tiled and installed with an oversized shower enclosure with thermostatic shower, dual flush low level WC, pedestal wash hand basin, a radiator and recessed downlights and an extractor fan set within the ceiling.



EXTERNALLY

To the rear, an L shaped rear courtyard garden predominantly

paved with slate chip borders, outside light, power and water supply and enclosed by low walling and fencing with a timber gate opening to the rear of the property offering easy access to the garage Block.



SERVICES TO PROPERTY

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

Tenure: Freehold

Maintenance charges for the ground: £1,000 p/a Approx.

Council Tax: Band G £3,655

ARRANGE A VIEWING

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

All viewings are strictly by appointment with Town & 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.

MORTGAGE SERVICES

Town & Country Estate Agents 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.

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval.

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.

