



Alyn View Trevalyn

Rossett, Wrexham, LL12 0BS

£950,000



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Entrance

Entered via a composite entrance door, featuring inset ceiling spotlights and a radiator. Stairs rise to the first floor accommodation. Door providing access to the impressive open plan living accommodation.

Open Plan Living Kitchen

The heart of the home, this exceptional open plan living space has been thoughtfully designed to create a superb environment for both everyday family life and entertaining. Flooded with natural light from dual aspect uPVC double glazed windows and expansive bi-folding doors opening onto the rear garden, the space effortlessly blends indoor and outdoor living. The spacious lounge and dining areas offer an abundance of room for relaxing and entertaining, complemented by a stylish wall-mounted media fireplace, contemporary laminate flooring, inset ceiling spotlights and under stairs storage cupboard. Heatmiser heating controls.

The stunning kitchen is beautifully appointed with an extensive range of high quality soft close wall, drawer and base units centred around a generous island, creating both a practical workspace and a sociable focal point. Elegant pendant lighting enhances the island, while under cabinet lighting adds a sophisticated finish. Integrated appliances includes a Neff oven, Bosch microwave, AEG built in coffee machine/hot water appliance, Lamona five ring electric hob with extractor hood, integrated dishwasher, space for an American style fridge freezer, and a one and a half bowl composite sink with mixer tap positioned beneath a side facing window. Pull out larder pantry provides excellent additional storage, ensuring the kitchen is as functional as it is stylish.

Electric double doors to:

Inner Hallway

The inner hall provides access to a superb range of versatile accommodation, offering outstanding flexibility to suit a variety of lifestyles. Storage cupboard and Barn style door giving access to the rear gardens.

Reception Room One

A generously proportioned and highly versatile room featuring a uPVC double glazed window to the front elevation, radiator and contemporary laminate flooring. Ideal as an additional reception room, ground floor bedroom, home office or playroom. Double doors lead seamlessly into the adjoining room, allowing the spaces to be enjoyed independently or as one substantial living area.

Reception Room Two

Another spacious and adaptable room enjoying a uPVC double glazed window to the front elevation and radiator. Perfectly suited as a family room, games room, home gym, studio or additional home office.

Ground Floor W.C

Fitted with a low level WC, wall mounted wash hand basin, contemporary LED illuminated mirror, part tiled walls and radiator.

Utility / Power Room

A practical and well equipped utility room fitted with a range of wall and base units incorporating a stainless steel sink with mixer tap, together with plumbing and space for a washing machine and tumble dryer. A uPVC double glazed

window to the side elevation.

The room also houses the property's modern utility and heating systems, including a Viessmann boiler, Tesla solar panel system with an integrated battery storage unit, providing improved energy efficiency and helping to reduce ongoing electricity costs, reflecting the home's high specification and efficient infrastructure. Externally, the property further benefits from an EV charging point.

Self Contained Living Suite

This beautifully designed wing provides exceptional flexibility and is perfectly suited to multigenerational living, guest accommodation, independent living or those requiring dedicated work from home space. Kitchen, Bedroom and Ensuite.

Kitchenette

Finished to an excellent standard with a stylish range of soft close wall, drawer and base units complemented by quality work surfaces incorporating a composite sink with mixer tap. Integrated appliances include an oven, microwave and Lamona fridge. Skylight window floods the space with natural light.

Bedroom Four

Versatile room featuring a uPVC double glazed window to the side elevation, laminate flooring and independent Heatmiser heating controls. Offering excellent flexibility, this room could be utilised as a bedroom, lounge, home office or hobby room.

En-suite

Beautifully appointed with a walk in shower enclosure, vanity wash hand basin with mixer tap, low level WC, heated towel rail and illuminated LED mirror. Finished with partially tiled walls and a frosted uPVC double glazed window to the side elevation, creating a stylish and contemporary space.

Principal Ground Floor Suite / Versatile Reception

A further generously proportioned room enjoying fitted wardrobes with shelving, hanging rails and drawer storage, together with a dedicated dressing area. French doors with glazed side panels open directly onto the rear garden and are complemented by electric blinds, allowing natural light to flood the room while providing a seamless connection to the outdoor space. Doors off to Wet Room

Wet Room

Four piece suite incorporating a contemporary smart WC, wall mounted wash hand basin with an electrically adjustable Ropox mirror, heated towel rail, inset ceiling spotlights and a frosted uPVC double glazed window. Shower area benefits from both rainfall and handheld shower fittings, while the luxurious Bluetooth enabled spa bath provides the ultimate place to relax and unwind.

Stairs to the first floor

Landing

The spacious first floor landing provides access to three generously proportioned bedrooms and the main family bathroom. Finished with laminate flooring and a double panel radiator, the landing also benefits from a useful storage cupboard.

Tel: 01978 353000

Principle First Floor Suite

Features laminate flooring, two double panel radiators and uPVC double glazed windows to both the front and rear elevations, allowing excellent natural light throughout. A superb walk in wardrobe provides an abundance of storage with fitted shelving, hanging rails and drawers, alongside a dedicated dressing area complete with a stylish electric smart mirror.

Ensuite

Featuring a walk in shower with rainfall waterfall shower and separate handheld shower attachment, glass shower screen, vanity wash hand basin with mixer tap, illuminated electric mirror, shaver point, low-level WC and heated towel rail. Finished with fully tiled walls and inset ceiling spotlights, this beautifully appointed en suite combines luxury, practicality and modern convenience.

Bedroom Two

Double bedroom featuring laminate flooring, double panel radiator and a uPVC double glazed window to the front elevation. Dressing area with fitted drawers and electric mirror, double doors opening to a walk in wardrobe area fitted with shelving and hanging rails. Television point.

Bedroom Three

Another generously proportioned bedroom featuring laminate flooring, double panel radiator and a uPVC double glazed window to the front elevation. Stylish dressing area with electric mirror, television point and a contemporary fitted wardrobe in a grey gloss finish, incorporating shelving, hanging rails and drawers. Access to the loft.

Bathroom

A stunning contemporary family bathroom finished to an exceptional standard, featuring a stylish panel bath with waterfall style bath filler. Walk in shower with glass screen and folding door, overhead rainfall shower with separate handheld shower attachment, vanity wash hand basin with mixer tap, illuminated smart mirror, shaver point, low level WC and heated towel rail.

Finished with attractive wood effect wall tiling, uPVC double glazed windows to the rear and side elevations, and modern fittings throughout.

Outside

Occupying an exceptional plot, the property enjoys extensive grounds offering

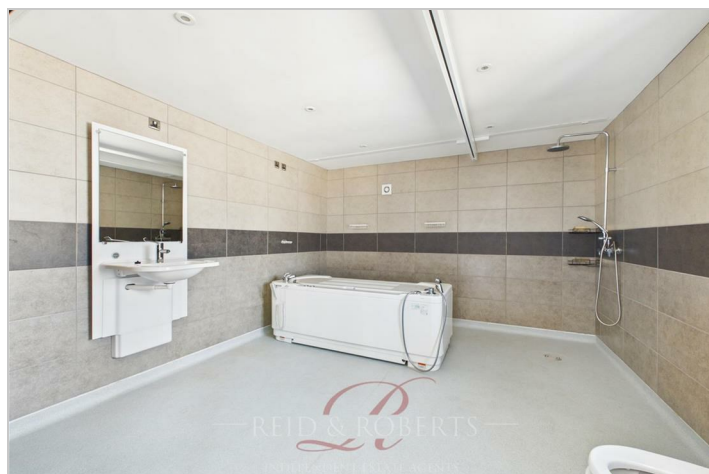
an impressive sense of space, privacy, and tranquillity. To the front is a low maintenance gravelled garden with mature trees, secure gated access, and an attractive pathway leading to the composite entrance door.

Electric double gates provide access to a substantial tarmac driveway, offering ample off-road parking. The beautifully maintained gardens feature mature planting, established trees, generous lawned areas, attractive pathways with lighting, and a summer house, creating a wonderful outdoor space for both relaxation and entertaining. The surrounding mature boundaries and open fields further enhance the property's peaceful countryside setting.

Further benefits include an EV charging point and an outside tap.

ADDITIONAL INFORMATION

The Property has undergone a FULL RENOVATION to include SOLAR PANELS, UNDERFLOOR HEATING, NEWLY INSTALLED HEATING SYSTEM, REWIRING., EXTENTION TO THE GROUND FLOOR. ALL GROUND FLOOR DOORS OPEN AUTOMATICALLY, CCTV CAMERAS, ELECTRIC GATES.



Road Map



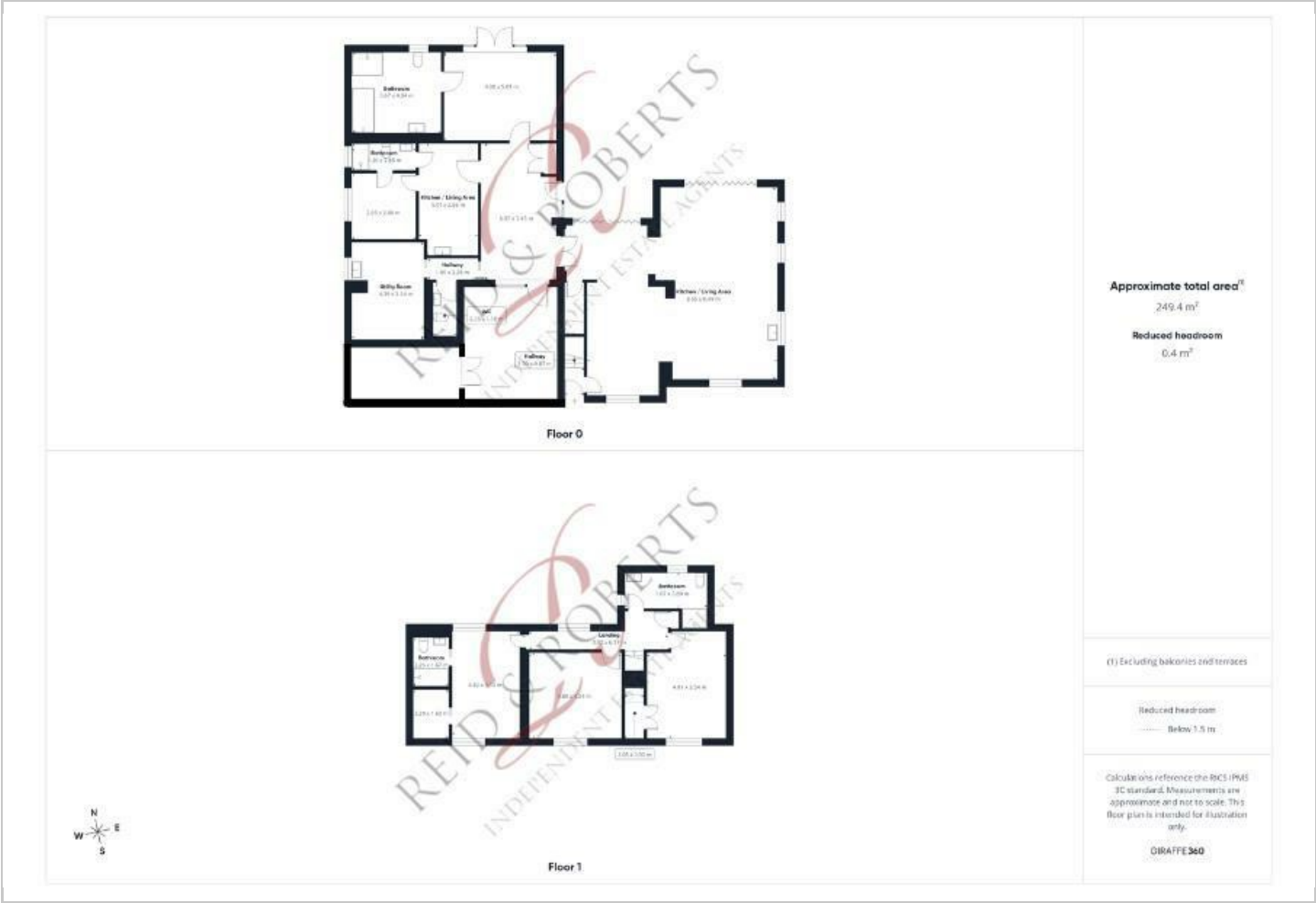
Hybrid Map



Terrain Map



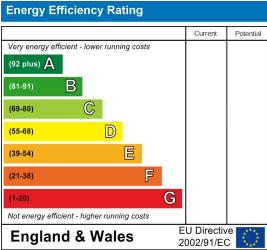
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.