



## Broad Meadow Cottage

Wrexham | LL12 0ES

£400,000

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Situated in the highly sought-after semi-rural area of Trevalyn, Rossett, this beautifully presented three bedroom semi-detached cottage has been thoughtfully extended to the rear, creating a superb blend of character and contemporary living. The accommodation briefly comprises an entrance hallway, downstairs WC, and a spacious living room featuring a log burner. To the rear, the kitchen opens into an extended dining/family room with bi-fold doors, allowing natural light to flood the space and providing seamless access to the garden - ideal for both everyday living and entertaining. To the first floor, the landing leads to three well-proportioned bedrooms, with the principal benefiting from an en-suite, alongside a stylish family bathroom complete with a spa bath. Externally, the property continues to impress. To the front, there is a driveway providing off-road parking for two vehicles and a lawned garden area. Timber gates to the side give access to a thoughtfully landscaped rear garden, featuring raised sleeper beds with established planting, a combination of artificial and natural lawn, and a paved patio area. A detached garage has been cleverly adapted to provide a useful studio space with additional garden storage to the rear. Broad Meadow Lane enjoys a desirable position within Trevalyn, offering the perfect balance of countryside living with everyday convenience. A range of local amenities including shops, well-regarded schools and eateries are within walking distance, whilst excellent transport links are available via the nearby Chester bus route and the A483, providing easy access to Wrexham, Chester, Oswestry and beyond —making this an ideal location for commuters.

- THREE BEDROOM SEMI-DETACHED EXTENDED FAMILY HOME
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- SPACIOUS LIVING ROOM WITH LOG BURNER
- KITCHEN WITH BREAKFAST BAR
- EXTENDED DINING AREA/FAMILY ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE AND COUNTRYSIDE VIEWS
- FAMILY BATHROOM WITH SPA BATH
- DETACHED GARAGE SPLIT INTO STUDIO/STORAGE
- DRIVEWAY AND LANDSCAPED GARDENS
- SOUGHT AFTER LOCATION OF TREVALYN, ROSSETT



### Entrance Hallway

UPVC double glazed wood effect door leads into spacious entrance hallway with engineered oak flooring, two ceiling light points, panelled radiator, stairs to first floor, doors to living room, kitchen and downstairs WC.

### Living Room

Generous sized living space with uPVC double glazed window to the front elevation. Exposed brick surround and substantial rustic timber mantle, housing a freestanding cast iron log burner set on a raised hearth. Useful built in storage units set either side. Continuation of engineered oak flooring, two modern radiators, recessed LED lighting and glazed wooden French doors leading into family room.

### Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over incorporating a breakfast bar seating area. Integrated appliances to include a dishwasher, induction hob, extractor and eye-level oven and grill. Space for American style fridge freezer and plumbing for washing machine. 1.5 stainless steel sink unit with mixer tap over. Storage cupboard housing water cylinder, modern vertical radiator, tiled flooring, recessed LED lighting, ceiling light point, uPVC double glazed window overlooking the garden area and opening into the dining/family area.

### Dining/Family Room

An impressive extension to the main property with aluminum bi-fold doors to the rear garden offering that indoor/outdoor feel. Exposed brick wall with wooden glazed French doors to living area, tiled flooring, wall lighting, two uPVC double glazed windows to the side elevation with two additional Velux sky lights.

### Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Engineered oak flooring, ceiling light point and extractor fan.

### Landing Area

Spacious landing area with airing cupboard, Carpeted flooring, recessed LED lighting, access to loft, doors to three bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the front elevation with countryside views. Built in storage wardrobes with wooden double doors. Carpet flooring, recessed LED lighting, radiator and door into en-suite.

### En-suite

Modern three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit and a double walk in mains shower cubical. Recessed LED lighting, heated towel rail, extractor, uPVC double glazed window to the front, tiled walls and tiled flooring.

### Bedroom Two

UPVC double glazed window to the rear elevation. Newly fitted carpet flooring, panelled radiator and recessed LED lighting.

### Bedroom Three

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator.

### Bathroom

Modern three piece suite comprising low-level WC, feature glass floating wash hand basin and a contemporary panelled bath with integrated spa jets, stylish mixer tap and handheld shower attachment





plus an additional mains overhead shower. Chrome heated towel rail, tiled flooring, shave point, extractor, recessed LED lighting and uPVC double glazed frosted window to the side elevation.

#### **Garage/Studio**

The detached brick built garage has been thoughtfully divided to create a useful room to the front (presently being used as a pilates studio) with uPVC double glazed French doors upon entry, carpet flooring, power and lighting. To the rear is an additional access door for us as garden storage.

#### **Outside**

To the front, there is a pleasant lawned garden with established trees, alongside a paved driveway providing off-road parking for two to three vehicles. A double timber gate offers access to the side of the property. The side and rear gardens have been thoughtfully landscaped to create a versatile outdoor space, featuring a paved patio area and an attractive timber archway with raised sleeper beds planted with trees and shrubs. This leads through to a further decked seating area, ideal for entertaining, along with a combination of artificial lawn and natural grassed areas. Additional features include a sunken trampoline and enclosed fencing to the boundaries, offering a good degree of privacy and security. There is also an outside tap and external lighting.

#### **Additional Information**

The dining and family area is an extension to the main house. The rear garden has been landscaped. The oil-fired boiler is positioned to the rear of the property, with the 1000L oil tank located discreetly behind the garage. The water cylinder is located in the kitchen cupboard. All integral doors are engineered oak.

#### **Important Information**

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are

advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





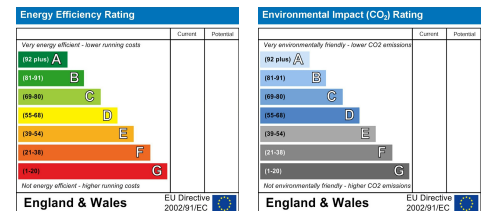




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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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