



## Manderville

Llyndir Lane, Burton, Rossett, Wrexham, LL12 0AY

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Guide Price - £200,000

Manderville is a delightful semi-detached, three bedroom residential property in a large plot with far reaching views across adjoining farmland. Located on the outskirts of Rossett village it offers a haven for those wanting to live in a rural location but close to local amenities and road networks. The adjoining residential property 'Shandon' is also being sold.

Please note that both properties are subject to an Agricultural Occupancy Condition.

## LOCATION

Rossett is a charming village in Wales, just a few miles from the England/Wales border. The village runs along the River Alyn and serves as an accessible hub within easy reach of Chester and Wrexham. It is the perfect location.

## ACCOMMODATION

### ENTRANCE & HALLWAY

Enter through the front door into a light and airy hallway with storage space, stairs and a door into the living room.

### LIVING ROOM

Large L-shaped room with electric fireplace and windows to the front and rear of the property. Link through to kitchen.

### KITCHEN

U shaped kitchen with built in units and boiler. Side door to garden

### UPSTAIRS

### BEDROOM I

Double room with views to the front of the property.





## **BEDROOM 2**

Double room with views to the rear of the property.

## **BEDROOM 3**

Single room well suited for children or office space.

## **BATHROOM**

Wetroom style with w.c, hand basin and shower.

## **OUTSIDE**

To the front of the property there is an area of lawn with flowerbeds, driveway and single detached garage. To the rear there is an area of gravel followed by grass lawn.

## **AML REGULATIONS**

In line with UK anti-money laundering legislation, we are legally required to carry out checks on all purchasers. While the Rostons Group remains responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial anti-money laundering checks are carried out on our behalf by Movebutler. Once you have had an offer accepted on a property you wish to buy, you will receive an email from Movebutler containing a secure link to complete the required checks. The cost of these checks is £30 (incl. VAT) per buyer. This fee covers the cost of obtaining the necessary data, along with any manual checks or monitoring that may be required. Payment is made directly to Movebutler and must be completed before we can issue a memorandum of sale. Please note that this fee is non-refundable.



## AGRICULTURAL OCCUPANCY CONDITION

The property is subject to an agricultural occupancy condition with the wording being as follows 'Occupation of the dwelling shall be limited to persons employed or last employed locally in agriculture or forestry'.

## SALE PLAN & PARTICULARS

The sale plan is based on the Ordnance Survey sheet. Prospective purchasers should check the contract documents. The purchasers shall raise no objection or query in respect of any variation between the physical boundaries and the Ordnance Survey sheet plan. The plans are strictly for identification purposes only.

## PUBLIC RIGHTS OF WAY, WAYLEAVES & EASEMENTS

The property is sold subject to all rights of way, wayleaves and easements whether or not they are defined in this brochure.

## DISCLAIMER

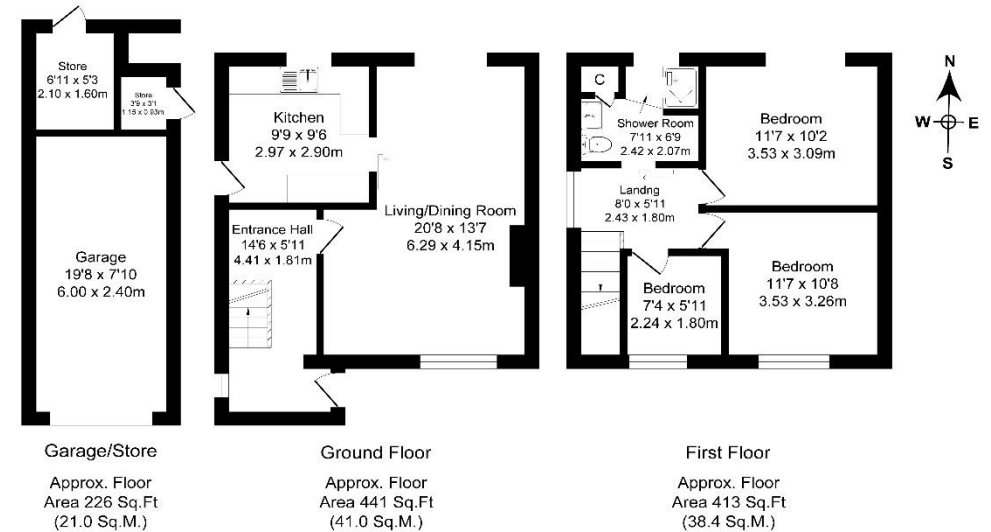
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### Manderville Total Approx. Floor Area 1080 Sq.ft. (100.4 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



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