

# BOWEN

PROPERTY SINCE 1862



Asking Price £135,000

4 The Millyard, Chester Road, Lavister,  
Rossett, Wrexham LL12 0DN

🏠 1 Bedroom

🚿 1 Bathroom

## 4 The Millyard, Chester Road, Lavister, Rossett, Wrexham LL12 0DN



### General Remarks

A modern purpose-built first floor residential apartment within popular village surroundings enjoying rural outlooks from the front living room over farmland. The property has a refitted kitchen with white laminate fronted units having built-in cooking appliances and a fully tiled modern bathroom having a white suite with chrome fittings and shower. The whole is centrally heated from a gas-fired combination boiler and has full up-to-date double glazing. Externally there is a tended enclosed garden together with a designated car parking space and additional visitor parking. Ideal first home. Inspection recommended.

### Accommodation

#### On The Ground Floor:

**Entrance Hall:** 6' 1" x 2' 11" (1.85m x 0.90m)

Approached through a double glazed door.

#### On The First Floor:

**Landing:** 4' 0" x 2' 11" (1.23m x 0.90m) Fitted coat hooks.

**Main Landing:** 6' 4" x 4' 3" (1.92m x 1.30m) Loft access-point to insulated roof space. Digital central heating control. Built-in cloaks cupboard. Smoke alarm. Door-chimes. Radiator with fitted cover.

**Living Room/Dining Room:** 15' 3" x 12' 0" (4.65m x 3.66m) Two radiators. Two double glazed windows with views towards rural farmland. Television aerial point.

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**Kitchen:** 9' 9" x 6' 0" (2.97m x 1.84m) Fitted with a range of modern white laminate-fronted units comprising stainless steel single drainer sink unit set into double base cabinet with drawer pack having deep pan drawers. Space with plumbing for automatic washing machine. Space for upright fridge freezer. Fitted laminate granite-effect topped work surfaces with matching finishes to work areas. Built-in electric four-ring halogen hob with electric oven and grill below and stainless steel finished cooker hood over. Double glazed window. Radiator. Ceiling spot-lights.



**Bedroom:** 13' 6" x 8' 11" (4.11m x 2.72m) A spacious bedroom with radiator and double glazed windows having outlooks from the rear over the gardens and parking area.

**Bathroom:** 8' 10" x 5' 4" (2.69m x 1.62m) Refitted with a modern three piece white suite comprising close flush w.c., pedestal wash hand basin with monobloc mixer tap attachment and panelled bath with chrome thermostatic shower fitted above with deluge head attachment. Fitted glazed shower screen. Chrome finished fittings including heated towel rail. Extractor fan. Ceiling spot-lights. Full marble-effect tiling to floor and walls. Airing cupboard off containing wall mounted "Baxi" gas-fired combination-type central heating boiler.

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**Outside:** The property is approached from the highway beneath an archway using a recently re-tarmacadamed driveway, which leads to designated car parking for each of the apartments at the rear of the property. There is an enclosed garden bounded by timber fencing laid with gravel beds having paving surround leading to cultivatable flower and shrub beds. There is also a hardstanding for waste bins etc. To the rear of the gardens there is a designated car parking area with numbered spaces for each of the properties together with two additional visitor car parking bays.

**Services:** Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Baxi" gas-fired boiler situated off the bathroom.

**Tenure:** The property is held on the basis of a long leasehold interest of 125 years from 1982. There is a balance of 81 years left remaining on the lease.

It is understood that the Ground Rent is payable at a rate of £65.00 per annum and there is a Service Charge of £2176 per annum.

An enquiry is being made with the freeholders regarding an extension of the long leasehold interest under the Leasehold Reform, Housing & Urban Development Act 1993.

The property will be sold with full Vacant Possession upon Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 63|D.

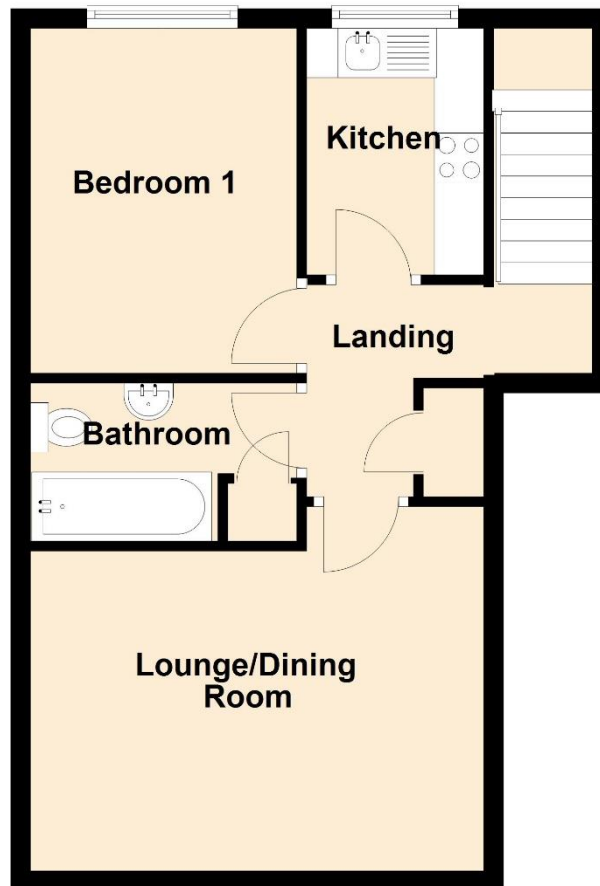
**Council Tax Band:** The property is valued in Band "C".

**Directions:** Leave Wrexham on the A483 dual carriageway in the direction of Chester, leaving at the junction for Rossett. Enter Rossett village past The Old Water Mill and continue through the village centre continuing past the Shops and the Park and eventually into Lavister, when the property will be observed after a short distance on the right-hand side.



## First Floor

Approx. 43.1 sq. metres (463.9 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.