



4

Wrexham | | LL12 0LE

£220,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY[®]

BUY ■ SELL ■ RENT



4

Wrexham | | LL12 0LE

Situated in a pleasant countryside location close to local amenities in Burton and Rossett, 4 Greenfields is a charming three bedroom semi-detached family home which has been lovingly maintained and improved by the current owners, who have resided at the property for 38 years. In brief, the accommodation comprises an entrance porch, hallway, open-plan living/dining room, kitchen, garden room and ground floor bathroom. To the first floor, the landing area leads to three bedrooms.

Externally, the property enjoys beautifully established gardens which have been carefully maintained over the years, featuring a variety of mature shrubs, trees, flowers and planted borders. There is also a raised paved patio area, greenhouses, garden sheds and a useful outhouse incorporating a utility room and log store. To the front, there is a driveway providing off-road parking for two vehicles.

Greenfields is located in a desirable semi-rural setting, offering the best of both worlds with countryside surroundings while remaining within easy reach of the amenities available in Burton and Rossett, including shops, schools, cafés, pubs and everyday facilities. The property is also well placed for access to Wrexham, Chester and the A483, providing excellent commuter links further afield.

- THREE BEDROOM SEMI-DETACHED HOME
- ESTABLISHED AND WELL-MAINTAINED GARDENS TO FRONT AND REAR
- ENTRANCE PORCH AND HALLWAY
- SPACIOUS LIVING/DINING AREA
- GARDEN ROOM
- KITCHEN
- GROUND FLOOR BATHROOM
- DRIVEWAY FOR THREE VEHICLES
- SEMI-RURAL LOCATION IN COUNTRYSIDE NEAR ROSSETT
- CLOSE TO TRANSPORT LINKS



Entrance Porch

UPVC double glazed door and windows, wooden laminate flooring, wall light and wooden door leading into hallway.

Entrance Hallway

Stairs to first floor, wooden laminate flooring, ceiling light point, radiator, doors to bathroom and living/dining area.

Living/Dining Room

Two uPVC double glazed windows to the front and rear elevations. Multi-fuel burner set on a slate tiled hearth with oak mantel and surround. Wooden laminate flooring, ceiling light point, wall lights, radiator, space for dining table, under-stairs storage area and door into kitchen.

Kitchen

Housing a range of wall, drawer and base units with work surface over incorporating a composite sink unit with mixer tap over. Integrated appliances include fridge, freezer, electric oven, hob and extractor above. Tiled flooring, ceiling light, radiator, uPVC double glazed window to the side and door into the garden room.

Garden Room

Part brick and timber built garden room with double glazed windows. The roof has been replaced with plasterboard, insulation and tiles. Wooden laminate flooring, ceiling light point, built-in up-lighters, radiator, electrical sockets and French doors to garden.

Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with shower over. Tiled walls, tiled flooring, radiator, ceiling light, built in shelf and uPVC double glazed frosted window to the side.

Landing Area

UPVC double glazed window to the rear. Access to loft which is partially boarded, doors to bedrooms, ceiling light and carpet flooring.

Bedroom One

Spacious bedroom with two uPVC double glazed windows to the side. Carpet flooring, ceiling light point, built in wooden alcove with spot lights and radiator.

Bedroom Two

UPVC double glazed window to the front. Built in desk and shelving, carpeted flooring, ceiling light point and panelled radiator.

Bedroom Three

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

Utility/Log Store

Externally there is a utility space with oil fired boiler, space and plumbing for washing machine and tumble dryer, work surface and storage cupboards. Attached a separate door leads to a useful log store.

Outside

To the front there is a block paved driveway for three vehicles, a lawned garden area with established shrubberies, flowers and hedging to the boundary. To the side there is access alongside the home where an outside tap is located along with refuse storage and a greenhouse.

To the rear is a well established garden area with indian sandstone paved patio areas, lawned garden, multiple storage sheds, and sheltered area to the rear. Steps lead up to an additional raised paved patio area.





Additional Information

The owners have resided in the home for 38 and have improved and maintained during that time. The oil fired boiler was replaced 5 years ago and has been serviced regularly. The garden room roof and ceiling were replaced creating an additional living space.

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.

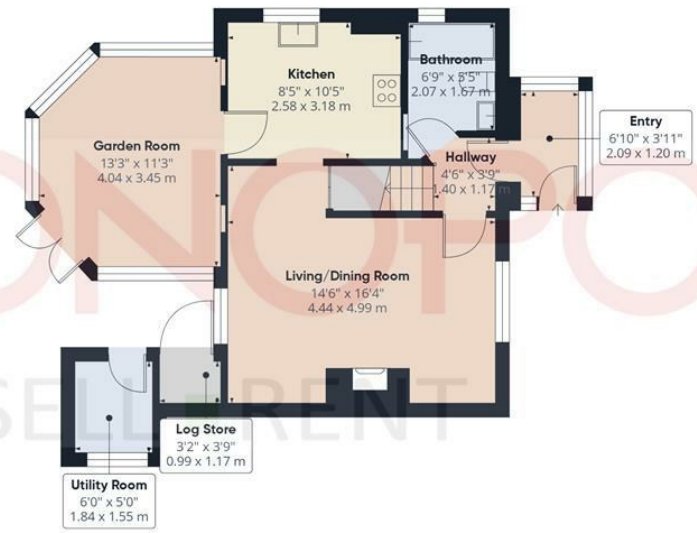
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.







MONEY LAUNDERING REGULATIONS 2003
 BUY - SELL - RENT



Ground Floor



Floor 1



Approximate total area⁽¹⁾
 929 ft²
 86.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Future	Future	Current	Future	Future
Very energy efficient - lower running costs (92-95) A			Very environmentally friendly - lower CO ₂ emissions (82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(49-60) C		
(55-68) D			(35-48) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	







Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY[®]
BUY ■ SELL ■ RENT