



Energy Efficiency Rating	
Very energy efficient - lower running costs	Potential
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	Potential
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

17 Trevalyn Way
Rossett, Wrexham,
LL12 0EJ

Asking Price
£375,000

Set on a generous plot in the highly sought-after village of Rossett, this three-bedroom detached bungalow is offered for sale with no onward chain. The accommodation is well-proportioned throughout, beginning with a welcoming entrance hallway featuring a built-in cupboard housing a Worcester combination gas boiler. The living room is bright and inviting, with patio doors opening out to the garden, creating a lovely connection to the outdoors. The fitted kitchen provides ample storage and workspace, while the flexible layout includes three bedrooms – two of which benefit from fitted wardrobes, with the third also suitable for use as a dining room if desired. A spacious bathroom completes the interior, fitted with a shower bath. The property further benefits from UPVC double glazing and gas central heating throughout. Outside, the home sits within attractive gardens, with a lawned frontage complemented by established shrubs. A tarmac driveway runs along the side of the property, providing off-road parking and leading to a single brick-built garage. To the rear there is a good size lawned garden with flagged patio, mature shrubs and trees, being enclosed by wooden fencing and hedging with a timber built garden shed and greenhouse.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION

Rossett is geographically located near to the Welsh and English border towns of Wrexham (approximately 6.5 miles) and Chester (approximately 7.5 miles). The Village sits close to the Wales-England border and is built on the banks of the River Alyn which is a tributary of the River Dee 1.5 miles downstream. Rossett's neighbouring villages are Marford, Burton, Pulford and Holt. In terms of amenities, Rossett is well served by excellent schools, a Co-op, pharmacy, Fouzi's Italian Cafe, doctors' surgery and dentist. The village, being close to Wrexham and Chester, also has the popular Rossett Hall Hotel, a converted mid-18th Century house. Local public houses include The Golden Lion and The Alyn, both located centrally in Rossett. The Grosvenor Hotel in Pulford and the Dog & Pickle in Lavister are also nearby.

THE ACCOMMODATION COMPRISES:**ENTRANCE HALLWAY**

UPVC double glazed entrance door with double glazed side panel, coved ceiling, two ceiling light points, double radiator, smoke alarm, and built-in cupboard with two sliding doors housing the electric meter, electrical consumer board, wall mounted Worcester combination condensing gas fired central heating boiler, slatted shelving, shelf and hanging rail. Doors to the kitchen, living room, bedroom one, bedroom two, bedroom three/dining room and bathroom.

KITCHEN

4.04m x 2.92m (13'3" x 9'7")

Fitted with a range of base and wall level units incorporating drawers and cupboards with laminated worktops. Inset single bowl stainless steel sink unit and drainer with chrome mixer tap. Fitted four-ring touch control ceramic hob with extractor above and built-in Neff electric fan assisted oven and grill. Plumbing and space for washing machine and dishwasher, double radiator with thermostat, ceiling light point, vinyl wood effect flooring, UPVC double glazed window overlooking the rear garden, and UPVC double glazed door to outside.

LIVING ROOM

5.05m x 3.58m (16'7" x 11'9")



UPVC double glazed sliding patio doors to the rear garden, UPVC double glazed window to the side, ceiling light point, coved ceiling, and double radiator.

***EXTRA SERVICES - REFERRALS**

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

BEDROOM ONE

3.66m x 3.58m (12' x 11'9")



UPVC double glazed window to side, coved ceiling, ceiling light point, double radiator with thermostat, and fitted wardrobe with two sliding mirrored doors having hanging space and shelf.

BEDROOM TWO

2.97m x 2.57m (9'9" x 8'5")



UPVC double glazed window overlooking the front, coved ceiling, ceiling light point, single radiator, and fitted wardrobe with two sliding mirrored doors having hanging space and shelf.

BEDROOM THREE/DINING ROOM

3.61m x 2.97m (11'10" x 9'9")



UPVC double glazed window to side, coved ceiling, ceiling light point, double radiator with thermostat, and vinyl wood effect flooring.

BATHROOM

2.74m x 1.93m (9' x 6'4")



Modern white suite with chrome style fittings comprising: shower bath with mixer tap, electric shower over and curved glazed shower screen; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls, electric shaver point, travertine tiled floor, double radiator with thermostat, electric chrome towel radiator, access to loft

space, ceiling light point, fitted wall mirror, and two UPVC double glazed windows with obscured glass.

OUTSIDE FRONT



To the front there is a neatly laid lawned garden with shrubbery. A tarmac driveway at the side leads to a single brick-built garage. External gas meter cupboard. A gated pathway between the bungalow and the garage provides access to the rear garden.



SINGLE GARAGE

5.64m x 2.64m (18'6" x 8'8")

Single brick built garage with an electronic garage door.

OUTSIDE REAR



To the rear there is a good size lawned garden with flagged patio, mature shrubs and trees, being enclosed by wooden fencing and hedging. Timber built garden shed, aluminium framed greenhouse, and outside water tap.



DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the Expressway continue straight across onto a stretch of dual carriageway. After a short distance then take the turning left signposted Eccleston and Pulford onto the A5445. Follow the road past the Grosvenor Garden Centre and through the villages of Pulford and Lavister and into the village of Rossett, On entering the village take the turning left adjacent to the small Garage into The Green. At the junction with Rossett Road

turn right and then the next left into Harwoods Lane. Then take the first turning left into Trevalyn Way and the property will be found after some distance on the left hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this with their solicitor.

COUNCIL TAX

* Council Tax Band F - Wrexham County Borough Council.

AGENT'S NOTES

* Services - we understand that mains gas, electricity, water and drainage are connected.

* We are advised that insurance works were carried out on the property. Insured Works: Ground stabilisation (by Resin Injection). There is a certificate of insurance dated 17/01/2023. The period of insurance is 10 years from the policy start date. Policy number: BW0222117-UK-AFF-649749. Insurer: International General Insurance Company (UK) Limited. Policyholder: Geobear Residential Ltd. Beneficiary: The owner of the property and successors in title.

* The boiler was installed in October 2019.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.