

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.



33 Darland Lane
Rossett, Wrexham,
LL12 0EL

**Offers Over
£355,000**

* FINISHED TO A HIGH STANDARD & VIEWING ESSENTIAL * SKILFULLY EXTENDED TO THE REAR * GENEROUS SIZE REAR GARDEN. A beautifully presented three bedroom semi-detached dormer style property occupying a larger than average plot along Darland Lane in the popular village of Rossett. The accommodation briefly comprises: entrance hallway with oak tread staircase to the first floor, boot room, downstairs WC, beautifully fitted kitchen with granite worktops and wooden breakfast bar, impressive open-plan living room with seating area and dining area featuring wood block parquet flooring and two sets of grey aluminium double glazed French doors to the garden, landing, principal bedroom with fitted wardrobes and en-suite shower room, two further good size bedrooms and a well appointed bathroom. The property benefits from gas fired central heating with a combination condensing boiler, double glazed windows and there are three solar arrays (with two solar panels each) mounted to the garage roof. Externally there is a lawned garden at the front with barked shrub borders and a block paved driveway at the side which leads to a garage store and useful utility room. To the rear the garden is a particular feature being of a larger than average size and laid mainly to lawn with well stocked borders, flagged patio, decked seating area with wooden pergola, and at the top of the garden there is a further circular seating area with ornamental pond and screened kitchen garden with raised beds and greenhouse. If you are looking for a ready to move into home in a popular village location then we would strongly urge you to view.

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 two popular hotels: Lyndir Hall Hotel and 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 HALL



Composite double glazed entrance door, wood block flooring, mains connected smoke alarm, and turned oak tread staircase to the first floor with useful built-in understairs storage cupboard housing the electrical consumer board and electric meter. Doorway to the boot room, and contemporary doors to the breakfast kitchen and living/sitting/dining area.

BOOT ROOM

1.80m x 1.04m (5'11" x 3'5")



Ceiling light point, UPVC double glazed window with obscured glass, and tiled floor. Door to downstairs WC.

DOWNSTAIRS WC
1.75m x 0.81m (5'9" x 2'8")



Well appointed white suite with chrome style fittings comprising: low level dual-flush WC; and wash hand basin with mixer tap and storage cupboard beneath. Contemporary tall radiator, part-tiled walls, tiled floor, extractor, ceiling light point, and UPVC double glazed window with obscured glass.



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. On entering Rossett take the turning left into Darland Lane. The property will then be found after some distance on the left hand side.

TENURE

* Tenure - we understand that the property is Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Band E - Wrexham Borough County Council.

AGENTS NOTES

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

* The property is on water meter.

* From 2019 the property has been subject to a comprehensive scheme of modernisation and improvement to include re-wiring, a new central heating system, new roof, new kitchen, new bathroom, new en-suite shower room, new flooring and re-decoration.

* There are three solar arrays (with 2 solar panels each) mounted on the garage roof which were installed in 2024.

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £80.00 inc VAT per transaction payable by both buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We work in partnership with Lifetime Legal, who will carry out these checks. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

EXTRA SERVICES

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.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

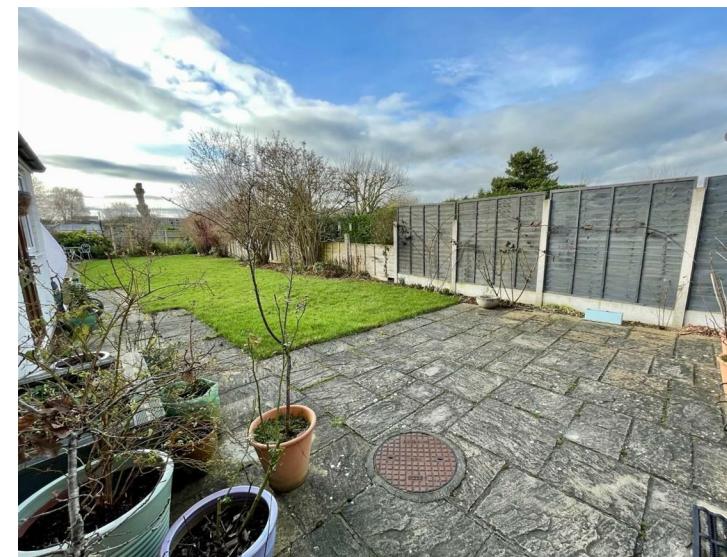
FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW





OUTSIDE REAR



GARAGE STORE

3.71m x 2.69m (12'2" x 8'10")

With an up and over garage door, light, and laminate wood strip flooring. Door to utility room.

UTILITY ROOM



Cavendish

Two fitted base cupboards with laminated granite effect worktop and inset single bowl stainless steel sink unit and drainer with mixer tap and tiled splashbacks. Plumbing and space for washing machine, laminate wood strip flooring, light, power, two UPVC double glazed windows, and wooden panelled door with double glazed inserts to outside.



OUTSIDE REAR

BREAKFAST KITCHEN

3.78m x 3.10m (12'5" x 10'2")



Cavendish

Fitted with a modern range of cream fronted base and wall level units incorporating drawers and cupboards with granite worktops and matching upstands together with a wooden breakfast bar area. Inset Belfast style sink unit with chrome mixer tap, separate extendable tap and drainer grooved into the worktop. Fitted Neff induction touch control ceramic hob with granite splashback and extractor above, and built-in Neff electric double oven and grill. Space for tall fridge/freezer, integrated Neff dishwasher, wood block flooring, contemporary tall radiator, recessed LED ceiling spotlights, ceiling light point, and UPVC double glazed window overlooking the front.

LIVING/SITTING/DINING AREA

7.70m max x 6.02m max (25'3" max x 19'9" max)



Cavendish

Large L-shaped open plan-room.

LIVING AREA



Coved ceiling with ceiling light point, five recessed spotlights, provision for wall mounted flat screen television, wood block flooring, contemporary tall radiator, and grey aluminium double opening French doors with fitted blinds to the rear garden.

SITTING AREA



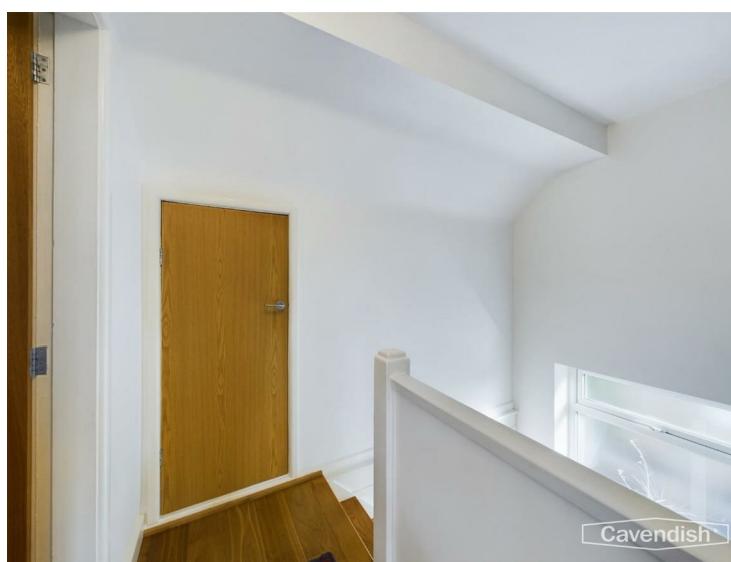
UPVC double glazed window with obscured glass to side, contemporary double radiator, coved ceiling, ceiling light point, and wood block flooring.

DINING AREA



Coved ceiling, ceiling light point, contemporary tall radiator, cupboard housing a Glow Worm Easicom 28 combination condensing gas fired central heating boiler, and grey aluminium double glazed French doors with fitted blinds to the rear garden.

FIRST FLOOR LANDING



Ceiling light point, mains connected smoke alarm, oak wood strip flooring, UPVC double glazed window on the half landing, spindled balustrade, and built-in eaves storage cupboard. Doors to bedroom one, bedroom two, bedroom three and the family bathroom.

BEDROOM ONE

3.81m to front of wardrobes x 2.59m (12'6" to front of wardrobes x 8'6")



UPVC double glazed window overlooking the rear garden with fitted blind, contemporary tall radiator, ceiling light point, provision for wall mounted flat screen television, oak wood strip flooring, and two built-in double wardrobes with hanging space, shelving and drawers. Bi-folding door to the en-suite shower room.

EN-SUITE SHOWER ROOM

1.80m x 0.97m (5'11" x 3'2")



Well appointed suite in white with chrome style fittings comprising: tiled shower enclosure with wall mounted thermostatic mixer shower, canopy style rain shower head, extendable shower attachment, glazed shower screen and sliding glazed door; low level dual-flush WC with concealed cistern; and wooden worktop with wash hand basin and mixer tap. Mirror fronted medicine cabinet, electric shaver point, recessed ceiling spotlights, extractor, fully tiled walls, oak wood strip flooring, and chrome ladder style towel radiator.

BEDROOM TWO

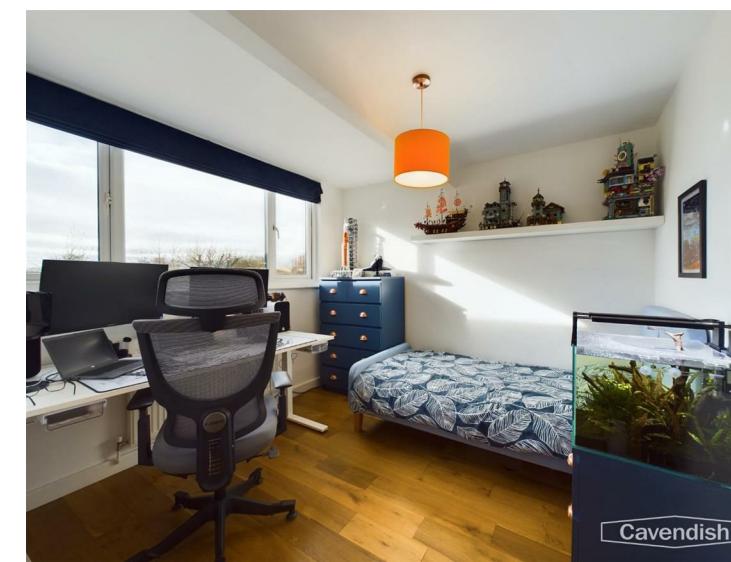
3.10m x 3.00m (10'2" x 9'10")



UPVC double glazed window overlooking the front, double radiator with thermostat, ceiling light point, and oak wood strip flooring.

BEDROOM THREE

3.10m x 2.90m (10'2" x 9'6")



UPVC double glazed window overlooking the rear, single radiator with thermostat, and oak wood strip flooring.

FAMILY BATHROOM

2.08m x 1.78m (6'10" x 5'10")



Well appointed suite in white with chrome style fittings comprising: shower bath with canopy style rain shower head and glazed shower screen; fitted granite worktop with circular shaped wash hand basin, mixer tap and storage cupboard beneath; and low level WC with concealed cistern. Fitted wall cupboard, fitted mirror, ceiling light point, recessed spotlighting, chrome ladder style radiator, oak wood strip flooring, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



The property occupies a generous size plot along Darland Lane in Rossett. To the front there is a neatly laid lawned garden with block edging and stocked barked borders. Outside water tap and contemporary outside light. A block paved driveway extends to the side and leads to a garage store with utility. External gas meter cupboard to side.