



14

Wrexham | | LL12 0GA

Offers In Excess Of £300,000

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Wrexham | | LLI2 0GA

A beautifully presented 3 bedroom semi-detached property situated within a popular residential development in the village of Rossett. This fantastic property offers well appointed living accommodation to include 3 bedrooms, modern kitchen, well maintained garden, single garage and also benefits from having pleasant field side views to the rear. The desirable village of Rossett offers a wealth of local amenities including shops, nice pubs/restaurants, primary and secondary schools and excellent access to both Wrexham and Chester either via car or the frequent bus service. In brief the property comprises of; hallway, lounge/dining room and kitchen to the ground floor and 3 bedrooms and bathroom to the first floor.

- A beautifully presented 3 bedroom semi-detached property
- Modern Kitchen
- Three good size bedrooms
- Well maintained rear garden
- Wonderful field side views to the rear
- Off road parking and single garage
- Desirable village location
- MUST BE VIEWED TO BE APPRECIATED



Hallway

With wood effect flooring, stairs off to the first floor.

Lounge/Dining Room

Spacious and beautifully presented with a double glazed bay window to the front, carpeted flooring, double glazed sliding doors opening to the rear garden.

Kitchen

Fitted with a range of matching wall, drawer and base units, wood effect work surfaces with inset 1 1/4 ceramic sink and drainer, built in electric oven and grill, 4 ring electric hob, extractor fan, space for a refrigerator, part tiled walls, double glazed window to the rear with lovely views of the fields beyond, door off to the side.

First Floor Landing

With a double glazed window to the side, carpeted flooring, access to the loft space.

Bedroom 1

Spacious and well presented with a double glazed window to the rear offering wonderful field side views, carpeted flooring.

Bedroom 2

A good size double bedroom with a double glazed window to the front, carpeted flooring.

Bedroom 3

With a double glazed window to the rear, again offering lovely field side views, carpeted flooring.

Bathroom

Fitted with a low level w.c with concealed cistern, pedestal wash hand basin, corner 'Jacuzzi' style bath with shower over, fully tiled walls, tiled flooring, double glazed window, door to a cupboard housing the hot water tank.

Rear Garden

To the rear is a well maintained garden with a paved patio leading on to a lawned garden with planted borders. To the foot of the garden is a further paved patio and a slated area. The garden offers an excellent degree of privacy, having open fields to the rear.

Front

To the front is a lawned garden and a tarmac driveway with timber gate opening for access to the single garage with up and over door.

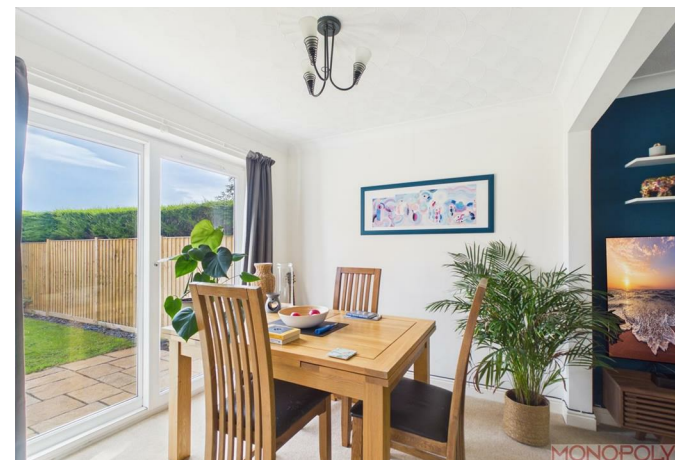
Important Information

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.

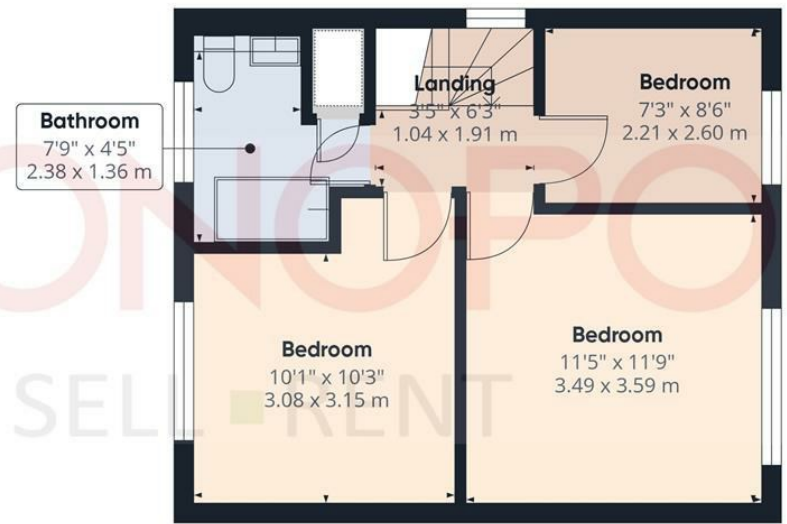








Ground Floor



Floor 1



Approximate total area⁽¹⁾
 814 ft²
 75.6 m²

Reduced headroom
 14 ft²
 1.3 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

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

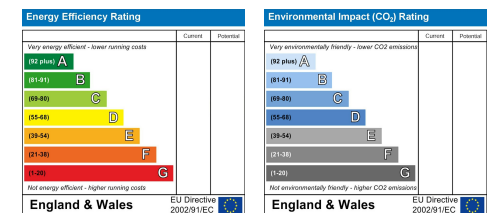
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