

Asking Price £385,000

2 Bedrooms 1 Bathroom

Riverside, Llay Road, Rossett,
Wrexham LL12 0HS

BOWEN

PROPERTY SINCE 1862

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General Remarks

Nestling on the banks of the River Alyn, this charming and historic two bedroom semi-detached cottage has been owned by the same family for over five decades and is a welcome addition to the local marketplace. The property retains a wealth of character features, which are a real selling point, as are the gardens which adjoin the River Alyn and enjoy an excellent degree of privacy. The well-proportioned living accommodation briefly comprises an entrance hallway, downstairs w.c., home office which could be utilised as a downstairs bedroom, spacious dual aspect lounge/diner, conservatory, kitchen, utility room, landing, the main bedroom with a vaulted ceiling, dressing room with a two person sauna, a further bedroom and a family bathroom. An early viewing could not come more highly recommended.



Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed composite door to the side elevation. Two PVCu double glazed windows to the front elevation. Two radiators. Beamed ceiling. Tiled floor.

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1 King Street Wrexham LL11 1HF

01978 340000 | bowen.uk.com | wrexhamsales@bowen.uk.com

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 expressively 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.

Downstairs WC: PVCu double glazed window to the front elevation. Two piece suite comprising a low level w.c. and pedestal wash hand basin. Wall tiling. Tiled floor. Beamed ceiling.

Home Office: 10' 5'' x 7' 7'' (3.18m x 2.30m) PVCu double glazed window to the front elevation. Radiator.

Lounge/Diner: 26' 3'' x 12' 8'' (7.99m x 3.87m) PVCu double glazed windows to the side and rear elevations. PVCu double glazed French doors to the rear elevation. Two radiators. Wooden flooring. Feature wood-burner. Beamed ceiling.

Conservatory: 12' 4'' x 7' 11'' (3.77m x 2.41m) Double glazed door to the side elevation. Double glazed windows to the rear and side elevations. Radiator. Tiled floor. Walk-in cupboard with an oil-fired "Worcester" boiler.

Kitchen: 9' 9'' x 9' 3'' (2.97m x 2.81m) PVCu double glazed window to the side elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl ceramic sink and drainer unit with mixer tap. Integral electric hob. Cooker hood. Integrated electric oven and separate grill. Space for fridge. Plumbing for dishwasher. Beamed ceiling. Tiled floor. Wall tiling.

Utility Room: 7' 5'' x 7' 4'' (2.27m x 2.24m) PVCu double glazed windows to the front and side elevations. Wall and base units with complementary work surfaces. Stainless steel sink and drainer unit with mixer tap. Plumbing for washing machine. Space for tumble dryer. Tiled floor. Wall tiling.

On The First Floor:

Landing: Beamed ceiling. Loft hatch with a drop-down ladder providing access to a boarded loft space with two skylights and storage cupboards.

Bedroom 1: 15' 7'' x 9' 9'' (4.74m x 2.96m) PVCu double glazed window to the side elevation. Radiator. Built-in wardrobes. Vaulted ceiling.

Dressing Room: 9' 5'' x 8' 4'' (2.87m x 2.54m) PVCu double glazed window to the rear elevation. Radiator. Vanity sink. Beamed ceiling. Two person Sauna.

Bedroom 2: 12' 5'' x 7' 6'' (3.79m x 2.29m) PVCu double glazed window to the front elevation. Radiator. Beamed ceiling.

Bathroom: 10' 6'' x 7' 4'' (3.21m x 2.23m) PVCu double glazed window to the rear elevation. Four piece suite comprising of a panelled bath, shower cubicle, low level w.c. and pedestal wash hand basin. Heated towel rail. Tiled floor. Wall tiling. Beamed ceiling.

Outside: Externally there is a driveway at the end of the garden which provides Off-Road Parking leading up to the Detached Single Garage. There is a garden area to the front of the property and a paved Patio leading off the Conservatory to the rear, which makes for an excellent Entertaining Space overlooking the River Alyn. The main garden, which enjoys an excellent degree of privacy, can be found to the side of the property and is predominantly laid to lawn enclosed by mature hedging. A small jetty can also be found to the rear.

Services: All mains' services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Worcester" oil-fired boiler situated in a walk-in cupboard situated off the Conservatory.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 48|E.

Council Tax Band: The property is valued in Band "G".



















Directions: Leave Wrexham on the Mold Road and at the first roundabout take the second exit and at the A483 roundabout take the fourth exit in the direction of Chester. Continue along the A483 and come off at the Rossett junction. At the end of the slip-road take the first exit and then take the first right onto Burton Road and the property will be observed on the right-hand side of the road after a short distance.

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