

Town & Country

Estate & Letting Agents

Trevalyn Way, Wrexham

£450,000



VIRTUAL TOUR AVAILABLE Situated in the highly regarded, family-friendly village of Rossett, this light and spacious four-bedroom family home offers easy access to both Wrexham and Chester, as well as local motorway networks and a host of daily amenities. Positioned on a corner plot and presented to a high standard throughout, the property benefits from gas central heating and UPVC double glazing. The internal accommodation comprises an inviting entrance hall, an open living/dining room with a conservatory, a sitting room, and a spacious kitchen with a cloakroom WC. The kitchen also offers access to the single garage. On the first floor, a landing leads to a lovely contemporary bathroom suite and four bedrooms, the principal of which features ensuite shower room facilities. Externally, the front of the property includes ample gold gravel off-road parking in front of a single garage, with lawn and shrub gardens to the front and side. The enclosed rear garden is predominantly laid to lawn and well-stocked with colourful plants, shrubs, and trees. It also features a dual-level paved patio area, perfect for outdoor entertaining.

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LOCATION

Rossett is a small village located near to the Welsh and English border towns of Wrexham and Chester. Rossett is well served by schools, a local store, pharmacy, doctors' surgery and dentist, and there are a number of popular restaurants and inns in the surrounding area. There are excellent educational facilities in the area at primary and secondary level including first rate private education at Kings and Queens schools in Chester. The historic cities of Chester and Wrexham provide a wider range of retail, business and leisure facilities. Rossett also offers good access to the A483 trunk road which provides links to the motorway networks, the M53 to Liverpool and the M56 to Manchester and the M6, and North Wales via the A55 northern expressway.



ENTRANCE HALL

17'6" x 5'6"

The property is entered through a UPVC double-glazed front door with opaque side panels opens to an entrance hall with timber laminate flooring. Stairs with spindle balustrades rise to the first-floor accommodation. Glazed doors lead off the entrance hall, opening to the living/dining room and the kitchen.

LIVING/DINING ROOM

23'2" x 12'5" max

The living/dining room features timber laminate flooring, two radiators, and windows to the front and side elevations. It includes a feature slate-effect tile wall, a glazed door leading to the kitchen, glazed double doors opening to the sitting room, and UPVC double-glazed French doors opening to the conservatory.



CONSERVATORY

11'8" x 10'8"

The conservatory is constructed with a low brick wall and a UPVC double-glazed frame. It features timber laminate flooring and an electric wall heater. A UPVC double-glazed back door opens to the rear garden.



SITTING ROOM

15'5" x 11'8"

The sitting room features timber flooring and a window to the front elevation with a radiator below. UPVC double-glazed French doors open to the rear garden's paved patio area. Similar to the living/dining room, this room also has a feature slate-effect tile wall.





KITCHEN

17'5" x 11'0"

The contemporary-style kitchen is fitted with an array of shaker-style units, complemented by rose gold-effect handles and solid wood work surfaces. It incorporates a breakfast bar and houses a resin single drainer sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, extractor hood, and dishwasher. There is also a housing cupboard for the gas boiler, ceramic tile flooring, a tall anthracite column-style radiator, and an under-stairs storage cupboard. A door opens to the garage, and another leads to a cloakroom WC. The ceiling features recessed downlights, and a UPVC double-glazed door opens to the rear garden.



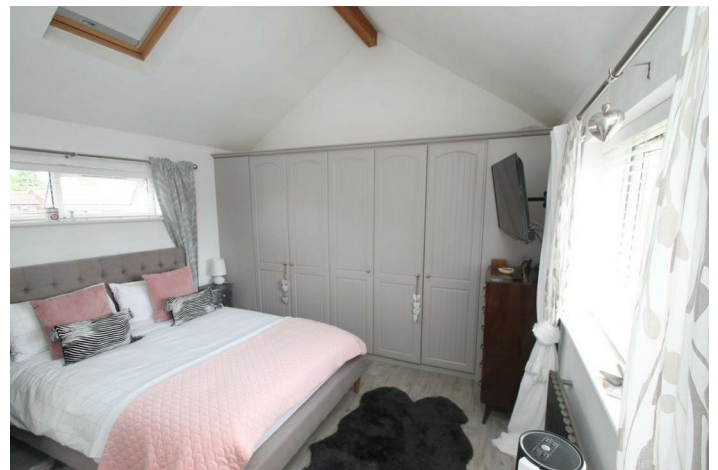
CLOAKROOM WC

3'2" x 4'10"

The cloakroom WC is fitted with a dual flush low-level WC and a wash basin with a mixer tap. It features partially tiled walls, a ceramic tile floor, and a mirror.

FIRST FLOOR LANDING

The first-floor landing features a continuation of the spindle balustrades from the entrance hall and includes a window to the side elevation. It provides access to the loft space via a retractable ladder and includes a storage cupboard. Doors open to all four bedrooms and the family bathroom.



PRINCIPAL BEDROOM

15'5" x 11'9"

The principal bedroom features an exposed beam set within the vaulted ceiling, a skylight to the rear elevation, and windows to the front and rear elevations. It includes a column-style stainless steel radiator, timber laminate flooring and fitted wardrobes along one wall. A door opens to the ensuite shower room. Measurements include the ensuite shower room.



ENSUITE SHOWER ROOM

The ensuite shower room is equipped with a separate shower enclosure featuring a dual head thermostatic shower and an extractor fan above. It includes a dual flush low-level WC, a wash basin with a mixer tap and vanity unit below, and a chrome heated towel rail. The walls are fully tiled, and the floor is fully tiled. The ceiling is set with recessed downlights, and there is a window facing the rear elevation.



BEDROOM THREE

8'6" x 10'2"

The room is fitted with timber laminate flooring and includes a window overlooking the rear elevation, with a radiator positioned below. There is also a recessed space suitable for placing a wardrobe.



BEDROOM TWO

12'4" x 10'8"

This double aspect bedroom features windows facing the front and side elevations, timber laminate flooring, and a radiator.



BEDROOM FOUR

9'4" x 7'0"

The room features a window facing the front elevation with a radiator positioned below. It has timber laminate flooring and includes a built-in wardrobe with shelving and hanging space.



FAMILY BATHROOM

5'10" x 7'5"

The family bathroom is installed with a lovely modern suite, comprising a standalone bath with a chrome mixer tap and handheld shower extension, along with a matching shower curtain rail above. It also includes a dual flush low-level WC, a wash basin with a mixer tap and a vanity unit below, and a chrome towel rail. The bathroom features fully tiled walls, a ceramic tiled floor, and opaque windows to the rear and side elevations. The ceiling is set with recessed downlights.



EXTERNALLY

The property is approached via a gravel driveway, providing ample off-road parking to the front and side of a single garage, situated on a corner plot. The front garden is landscaped with established lawn and features a variety of plants, shrubs, and trees. The rear garden is predominantly laid to lawn and includes a two-level patio area, beautifully adorned with a variety of plants and shrubs. Nearby are a series of timber fence panels, outside lights, a water supply, and power outlets, enhancing the outdoor space.



GARAGE

16'9" x 9'8"

With an up and over garage door, power and light.



DIRECTIONS

From the Wrexham branch: Head north-east on King Street towards Lord Street, turn right onto Duke Street, turn right onto Regent Street, Regent Street turns left and becomes Bradley Road/A5152, turn right onto Central Road/A541, turn left onto Regent Street/A541, continue to follow A541, at Plas Coch Roundabout, take the 2nd exit onto Mold Road/A541, at the roundabout, take the 4th exit onto the A483 slip road to Chester/A534/Wrexham/Wrecsam/Ystad Ddiwydiannol, merge onto A483, at junction 7, take the B5102 exit to Rossett/Llay, at the roundabout, take the 3rd exit onto B5102, at the roundabout, take the 1st exit onto Chester Road/B5445, turn right onto The Green, right onto B5102, turn left onto Harwoods Lane, left onto Trevalyn Way. The destination is on the left.

ARRANGE A VIEWING

Please contact a member of the team and we will arrange

accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978 291345.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.

SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council tax band: F

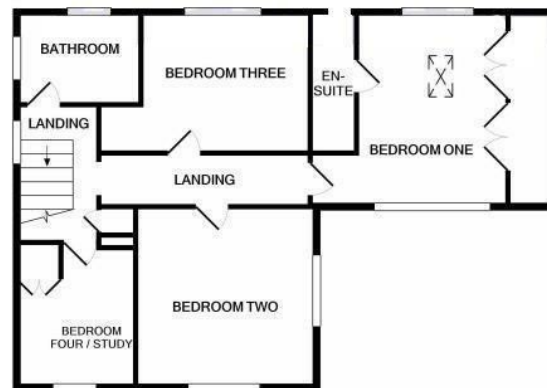
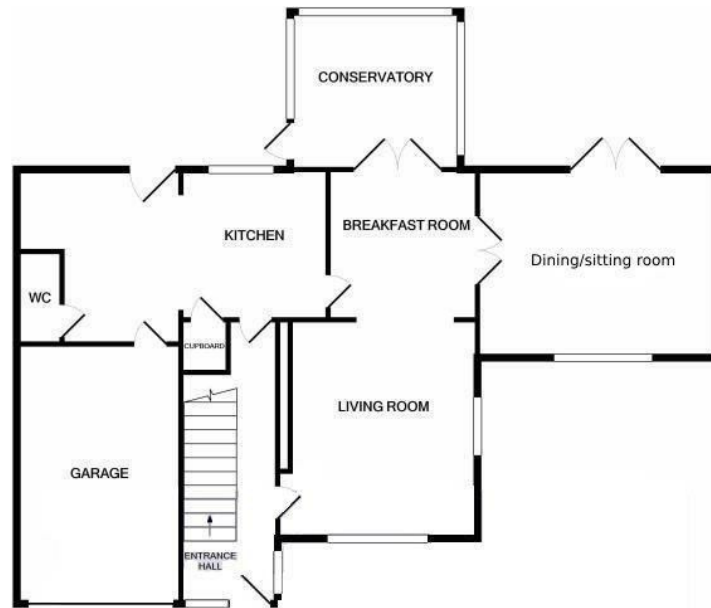
MORTGAGE SERVICES

Town and Country Estate Agents Wrexham can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			80
(69-80) C			
(55-68) D		56	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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