

Town & Country

Estate & Letting Agents

Park View, Rossett

£250,000



Located in a highly desirable village with convenient access to Wrexham, Chester, the motorway network, and a range of day-to-day amenities, this well-presented property enjoys far-reaching rural views to the front. Benefiting from gas central heating and uPVC double glazing, the accommodation briefly comprises: an entrance hall, sitting room, living room with patio door to the rear garden, and a kitchen fitted with contemporary units. The first-floor landing provides access to three generously proportioned bedrooms and a modern four-piece bathroom suite. Outside, there is off-road parking to the front for up to four vehicles, a low-maintenance garden area, side access to a private rear garden with a patio, lawn, and summerhouse.

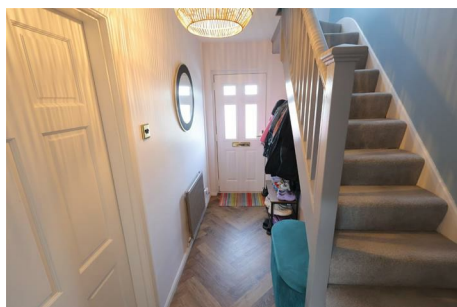
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EXTERNALLY FRONT

To the front of the property is brick-block and slate chip off-road parking for up to four vehicles, alongside a low-maintenance shrubbed bed on the right-hand side. There is an external charging point for an electric vehicle, an outside water supply, and gated access to the side of the property leading to the rear garden.



ENTRANCE HALL

10'4" x 5'6"

The property is entered through an attractive leaded double-glazed composite front door, which opens into a hall with wood grain-effect flooring, a radiator, and stairs rising to the first-floor accommodation. An open throughway leads to the living room, and a separate doorway opens to the sitting room.



SITTING ROOM

10'8" x 10'5"

Featuring a window to the front elevation with a radiator beneath.



LIVING ROOM

15'5" x 10'8"

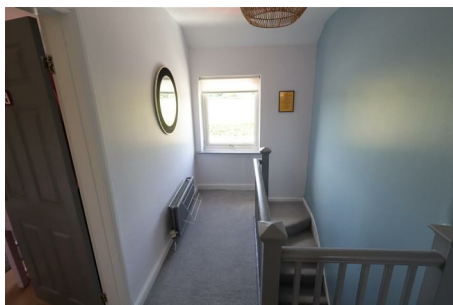
This spacious room includes an ornamental fireplace with a wooden mantle, a radiator, a patio door opening to the rear garden, and a glazed door leading into the kitchen.



KITCHEN

13'6" x 9'2" (max)

Fitted with a range of contemporary Shaker-style wall, base, and drawer units in contrasting colours with complementary handles. Wood grain-effect work surfaces house a single drainer sink unit with mixer tap and tiled splashback. Integrated appliances include an oven, gas hob, extractor hood, and slimline dishwasher. Two windows face the front elevation, along with a radiator and a uPVC opaque double-glazed door providing access to the rear garden.



FIRST FLOOR LANDING

With a window to the front elevation, a

radiator, loft access, and doors opening to all three bedrooms and the bathroom.



BEDROOM ONE

14'5" x 11'5"

A generously sized room with wood grain-effect laminate flooring, fitted wardrobes, a dressing table, overhead storage, a radiator, and a window overlooking the rear garden.



BEDROOM TWO

11'2" x 10'8"

With wood grain-effect laminate flooring, a radiator, and a front-facing window framing far-reaching rural views across open fields.



BEDROOM THREE

12'5" x 8'6"

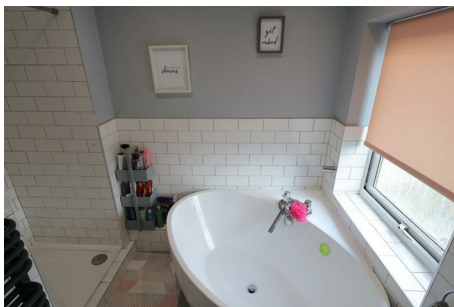
Also enjoying lovely front-facing views, with a radiator and a window to the front elevation.



BATHROOM

9'2" x 8'1"

A stylish L-shaped bathroom fitted with a modern white four-piece suite comprising a shower enclosure with dual-head thermostatic shower, a slipper-style bath with central mixer tap, a low-level WC, a vanity unit with inset wash hand basin and mixer tap, the floor is ceramic tiled, with partially tiled walls, an anthracite heated towel rail, two opaque windows to the rear elevation, and recessed downlights with an integrated extractor fan set into the ceiling.



OUTBUILDING

5'6" x 2'7"

Located directly outside the back door, housing a Worcester gas boiler.



REAR GARDEN

Timber gated access opens onto a paved patio area with a timber summerhouse, leading to a lawned garden with colourful, well-stocked flowerbeds. The garden is enclosed by timber fencing and includes an outside water supply.



Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones 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.

Gary Jones 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. Approval No. H110624

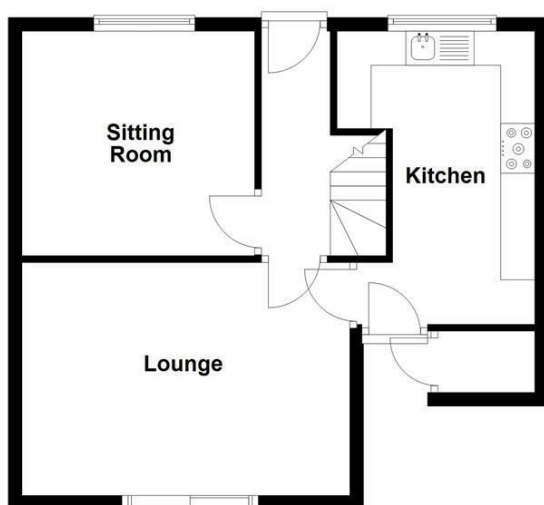
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

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.

Ground Floor

Approx. 45.8 sq. metres (493.0 sq. feet)



First Floor

Approx. 52.4 sq. metres (564.0 sq. feet)



Total area: approx. 98.2 sq. metres (1057.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C	70	
(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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.