

# Town & Country

Estate & Letting Agents

Trevalyn, Rossett

£280,000



Set on a generous plot in a sought-after Rossett location, this detached bungalow enjoys open field views to the front and rear and offers excellent potential for modernisation. The accommodation includes a vestibule, entrance hall, spacious living room, kitchen/dining room, bathroom, and two double bedrooms. Outside, there is a large front garden with ample parking leading to a single garage, a brick-built outbuilding, and a rear garden with lawn, patio, and stunning countryside views. Available with no onward chain.

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## DESCRIPTION

Situated in a sought-after location with fields to the front and rear, on the fringes of the village of Rossett, this detached bungalow sits on a generous plot and is in need of modernisation. The property is entered via a vestibule leading into an entrance hall which gives access to a spacious living room, kitchen/dining room, bathroom, and two double bedrooms. Externally, the front of the property boasts a large garden laid to lawn with golden gravel and shrubs, together with ample off-road parking and turning space leading to a single garage. Behind the garage is a brick-built outbuilding, while the rear garden is mainly laid to lawn with a paved patio area enjoying far-reaching views over open fields. This property is offered with no onward chain.



## LOCATION

Located on the fringes of Rossett, this property enjoys a sought-after setting with open countryside views to the front and rear. The village offers a range of local amenities, pubs, and schools, while Chester and Wrexham are just a short drive away, providing excellent shopping, leisure, and transport links.

## VESTIBULE

8'4 x 3'4

The property is entered through a timber-panelled, single-glazed front door opening into a vestibule with opaque UPVC double-glazed windows to the side and rear elevations. A

double-glazed internal door opens to the entrance hall.

## ENTRANCE HALL

With two radiators, an opaque double-glazed external side door, sliding door to the kitchen, and glazed double doors to the living room. Additional doors lead to a shelved airing cupboard with radiator, two bedrooms, and the bathroom.



## KITCHEN

11'8 x 12'4 (max)

Fitted with a range of wall, base, and drawer units with work surface space incorporating a stainless-steel double-drainer sink unit with mixer tap and tiled splashback. Space and plumbing for a washing machine. Radiator and UPVC double-glazed window to the front elevation.



## LIVING ROOM

18'2 x 13'3

With two UPVC double-glazed windows to the side elevation, two radiators, a patio door opening to the rear paved patio area, and a feature fireplace with coal-effect gas fire.



## BATHROOM

7'0 x 6'5

Installed with a three-piece white suite comprising a panelled bath, low-level WC, and pedestal wash basin. Partially tiled walls, radiator, and opaque double-glazed window to the side elevation.



## BEDROOM ONE

11'8 x 10'4

Fitted with two sets of double wardrobes, a dressing table, and high-level storage cupboards. UPVC double-glazed window to the front elevation with radiator below.



## BEDROOM TWO

10'5 x 8'9

With a fitted double wardrobe, chest of drawers, and high-level storage cupboards. UPVC double-glazed window to the rear elevation with radiator below.



## EXTERNALLY

Double gates open to a generous front and side garden with ample parking and

turning space, laid to lawn with golden gravel and shrub borders. The rear garden enjoys beautiful open views over fields. It is mainly laid to lawn and shrubs, with a large paved patio area.



## OUTBUILDING

6'7 x 3'3

Positioned directly behind the garage, with power, light, and a quarry tile floor.



## BOILER ROOM

4'6 x 2'6

Housing the floor-standing oil boiler, with power and light. The oil tank is positioned externally along the outside wall.



## GARAGE

17'0 x 10'6

Accessed from the front via an electric up-and-over door, with power and light,

a single-glazed timber-framed window to the side elevation, and a rear pedestrian entrance.



## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band F - £3168.00

## Viewings (Wrexham)

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

## To Make an Offer (Wrexham)

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

## Mortgage Advice (Wrexham)

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.**



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.

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 96                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   |         |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    | 14      |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |