Town & Country

Estate & Letting Agents

Chester Road, Lavister, Rossett, Wrexham £139,950









A well-presented one-bedroom property within The Millyard development in Lavister, Rossett. The first-floor accommodation includes a spacious living/dining room, a stylish muted-green kitchen, a bedroom with built-in storage and a neatly appointed bathroom. Characterful wall panelling and generous windows enhance the interior, while a designated rear parking space and a small, low-maintenance rear garden complete the property.

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DESCRIPTION

A well-presented one-bedroom property in Lavister, Rossett, featuring a spacious living/dining room, stylish kitchen, built-in bedroom storage and characterful wall panelling. Further benefits include a designated parking space and a small, low-maintenance rear garden.

LOCATION

5 The Millyard is situated on Chester Road in Lavister, close to the adjoining village of Rossett and its local shops, pubs and restaurants. The location offers convenient access to both Chester and Wrexham, with bus links along Chester Road and opportunities to enjoy the surrounding countryside.



LIVING ROOM

18'0 x 9'0

A spacious living/dining room with two uPVC double-glazed windows overlooking the front of the property. The windows provide plenty of natural light, creating a bright and airy space with room for both seating and dining furniture. Decorative wall panelling adds character and charm.



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KITCHEN

7'8 x 8'7

A beautifully presented kitchen with muted-green cabinetry, light oak worktops, an electric hob and an integrated oven. There is space for a fridge-freezer and washing machine, and the kitchen also houses a Worcester combi boiler. A large uPVC double-glazed window overlooks the rear of the property, bringing in plenty of natural light. Neutral tiled splashbacks complement the cabinetry and worktops.



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BATHROOM

6'8 x 5'5

The bathroom is fitted with a washbasin and vanity unit, WC and electric shower. An opaque uPVC double-glazed window provides natural light, complemented by ceiling spotlights. Full-height tiling in neutral beige tones, a heated towel radiator and wood-effect flooring complete the room.



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MAIN BEDROOM

11'5 x 8'8

A well-proportioned bedroom featuring a radiator and a large uPVC double-glazed window overlooking the rear of the property. Wall panelling adds character, while a built-in cupboard provides useful storage.



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REAR GARDEN

EXTERNALLY

Situated within The Millyard development on Chester Road in Lavister, Rossett, the property benefits from a designated parking space to the rear. A small rear garden is finished with decorative stones, providing a low-maintenance outdoor space with an external light. A uPVC double-glazed door provides access to the rear.

Viewings (Wrexham)

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

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Leasehold
Lease Length: 83 Years Remaining
Ground Rent: £65.00pa
Service Charge: £181.33pm includes maintenance, windows cleaned, building maintenance, etc. (£2,176.00pa)
Council Tax Band: C - £1,949.00

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.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

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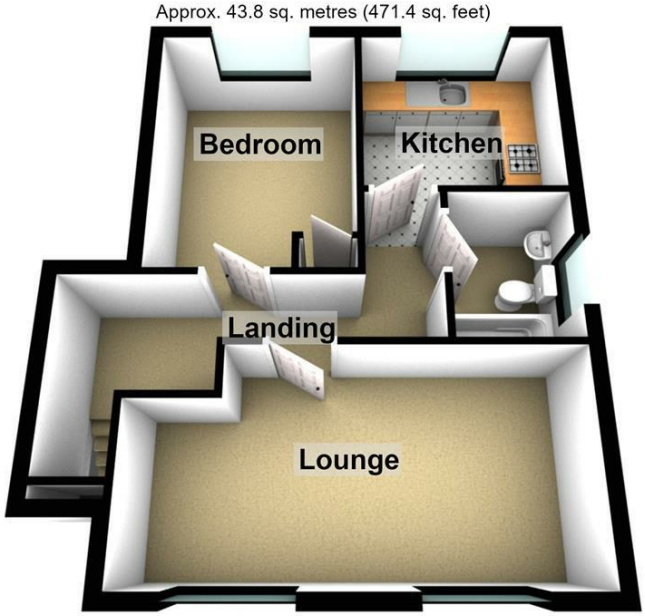
Ground Floor

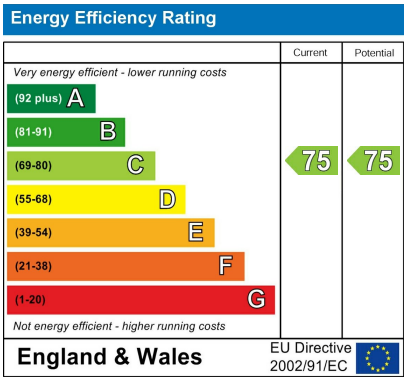
Approx. 3.4 sq. metres (36.6 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.4 sq. feet)





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 most 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.