

16 Roseway, Rossett

£320,000



- THREE BEDROOM DETACHED BUNGALOW
- VILLIAGE LOCATION
- MODERN KITCHEN/DINER
- SPACIOUS LOUNGE
- CONVERTED GARAGE
- GARDENS /DRIVEWAY
- CUL DE SAC
- EPC RATING D



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Reid and Roberts Estate and Letting Agent are delighted to welcome to the market this Three Bedroom Detached Bungalow, situated in the sought after residential area of Rossett,

In brief the property comprises Entrance Hall, Modern Fitted Kitchen/Diner, Lounge, Inner Hallway to Three Bedrooms and Bathroom. Externally you will find a converted Garage with modern fitted kitchen units and Utility Area. Externally there are well maintained front and rear gardens with established shrubberies and a patio seating area.

The village of Rossett is located near to the Welsh and English border towns of Wrexham (approximately 6.5 miles) and Chester (approximately 7.5 miles). The Village sits close to the Wales-England border and is built on the banks of the River Alyn. Rossett's neighbouring villages are Marford, Burton, Pulford and Holt. In terms of amenities, Rossett is well served by excellent schools, a Co-op, The Hideout Bistro & Bar, Cwtch Ceramics and Deli coffee shop, doctors' surgery and dentist. Local public houses include The Golden Lion and The Alyn, both located centrally in Rossett. The Grosvenor Hotel in Pulford and the Nags Head in Lavister are also nearby.

VIEWING IS A MUST

Entrance Hallway

3.12m x 1.85m (10'3" x 6'1")
UPVC double glazed door with glass side panels leading into entrance hallway. Vinyl flooring. Panelled radiator. Ceiling light point. Coved ceiling. Doors into lounge and kitchen/diner.

Kitchen/Diner

5.51m x 2.62m (18'1" x 8'7")
Housing a range of "Howdens" fitted high gloss units with complimentary work surface over. Integrated appliances to include; fridge freezer, electric fan oven, electric hob and extractor above. Glass splash back. 1 ½ stainless steel sink unit with mixer tap. Void and plumbing for washing machine/dishwasher. Modern brick style splash back tiling. Two panelled radiators. Two ceiling spot light points. Vinyl flooring. Coved ceiling. Two uPVC

double glazed windows to the side and rear. UPVC double glazed door leading to rear patio area.

Lounge

4.69m x 4.50m (15'5" x 14'9")
Spacious lounge featuring uPVC bay window to the front elevation. Solid wooden laminate flooring. Coved ceiling. Ceiling light point. Two panelled radiators. Door leading to:

Inner Hallway

3.57m x 1.07m (11'9" x 3'6")
Continuation of wood flooring. Access to loft. Ceiling light point. Panelled radiator. Doors into bedrooms and bathroom.

Bedroom One

3.56m x 3.70m (11'8" x 12'2")
UPVC double glazed window to the rear elevation. Space for bedroom furniture. Carpet flooring. Coved



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ceiling. Ceiling light point. Panelled radiator.

Bedroom Two

3.46m x 2.52m (11'4" x 8'3")
UPVC double glazed window to the rear elevation. Space for bedroom furniture. Carpet flooring. Coved ceiling. Ceiling light point. Panelled radiator.

Bedroom Three

3.45m x 2.56m (11'4" x 8'5")
Currently used as an office space but can fit small double or single. Carpet flooring. Panelled radiator. Coved ceiling. UPVC sliding door onto the side patio area.

Bathroom

2.63m x 2.45m (8'8" x 8'0")
Modern fitted three piece suite comprising low level wc, pedestal wash hand basin and panelled bath with electric shower over. Heated chrome towel rail. Splash back tiling and tiled floor. Cupboard with shelving. Two uPVC double glazed frosted windows to the side elevation.

Garage

4.38m x 2.60m (14'4" x 8'6")
Recently converted, fitted with modern "Howdens" units with complimentary work surface over. Space and plumbing for washing machine. Space for tumble dryer.

'Worcestor' oil fired boiler.

Outside

To the Front

To the front of the property you will find a driveway with off road parking. Well maintained lawned area with shrubberies, offering a great deal of privacy to the property. Inset fascia down lighting.

To the Side

Gate for side and rear access. Access to the garage and kitchen. Patio seating area. External tap. Continuation of inset fascia down lighting.

To the Rear

Well maintained garden area mainly laid to lawn with established shrubberies offering a good degree of privacy. Additional fence panels set in concrete to the border. Concrete area to the rear of the garden.

Viewings

Viewing Arrangements - Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Offers

TO MAKE AN OFFER - MAKE AN APPOINTMENT







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Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Mortgages

Mortgage Advice - Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

Services

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

Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers

must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

Hours of Business

Hours Of Business - Monday - Friday

9.15am - 5.30pm

Saturday 9.15am - 4.00pm

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Floor Plan



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
		58	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
		1	1
England & Wales		EU Directive 2002/91/EC	

FLINT - FFLINT
 Sales Office: 52 Church Street
 Flint, Flintshire CH6 5AE
 Tel: 01352 762300
 Email: flint@reidandroberts.com

FLINT - FFLINT
 Lettings Office: 54 Church Street
 Flint, Flintshire CH6 5AE
 Tel: 01352 763300
 Email: lettings@reidandroberts.com

HOLYWELL - TREFFYNNON
 10 High Street, Holywell, Flintshire CH8 7LH
 Tel: 01352 711170
 Fax: 01352 715680
 Email: holywell@reidandroberts.com

RHYL
 36-38 Bodfor Street
 Rhyl, Denbighshire LL18 1AT
 Tel: 01745 369700
 Email: rhyll@reidandroberts.com

MOLD - YR WYDDGRUG
 4 Chester Street, Mold, Flintshire CH7 1EG
 Tel: 01352 700070
 Fax: 01352 700091
 Email: mold@reidandroberts.com

WREXHAM - WRECSAM
 6 High Street, Wrexham LL13 8HP
 Tel: 01978 353000
 Fax: 01978 353999
 Email: wrexham@reidandroberts.com