



Croshowell Lane, Rossett, Wrexham, LL12 0LB

**MINCHIN FELLOWS**

ESTATE & LETTING AGENTS

Croeshowell Lane | £240,000

### DESCRIPTION

Providing a large private garden plot and set within this quiet village setting, this three-bedroom detached bungalow would benefit from some general modernization. The layout comprises: hallway, living room with bay window and feature fire place and dining kitchen to the rear which leads into the conservatory. The 3 bedrooms and bathroom complete the accommodation available. Ample off-road parking is provided to the front with attached carport to the side.

### LOCATION

Rossett is a highly regarded village and boasts a number of Country House Hotels with leisure club facilities, public houses and a wide range of local amenities, including Doctor, Dentist, Chemist and Post Office. Schools for children of all ages are well catered for by the area. Chester City centre itself is only a short distance away where a more comprehensive range of shopping, recreational and educational facilities are available. For the commuter there is easy access to the A483 and A55 Expressway providing good links with the surrounding areas and Chester Business Park is also easily accessible.

### DIRECTIONS

Proceed out of Chester over the Grosvenor Bridge to the Overleigh roundabout, continue straight over onto the Wrexham Road (A483) and continue past the Business Park and Holiday Inn Hotel. At the roundabout continue straight over, where the road continues as a dual carriageway (A483). Continue for several miles, then take the first exit signposted Llay and Rossett and at the roundabout turn right onto Llay Road.

### HALLWAY

Pvc panelled entrance door with inset frosted and leaded glazed windows. Coved ceiling with ceiling light point. Doors lead off into the living room, kitchen/diner, kitchen, bedrooms and bathroom.

### LIVING ROOM

4.11m x 3.92m into bay (13'6" x 12'10" into bay) Double glazed walk-in bay window to the front elevation. Living flame gas fire set on a marble hearth with marble backdrop and ornate carved surround. Power points. Single panel radiator. Picture rail. Ceiling rose with ceiling light point.

### KITCHEN/DINER

5.2m maximum x 4.11m (17'1" maximum x 13'6") The kitchen offers base and wall units with drawers and cupboards and inset one and a half bowl stainless steel sink with drainer. Plumbing for washing machine. Integrated electric oven and grill and 4-ring electric hob. Double glazed windows to three elevations. Double glazed door leads onto the side and provides access to the rear garden. Leading off the kitchen into a rear conservatory.

### CONSERVATORY

3.77m x 2.92m (12'4" x 9'7") Of brick base construction with pvc double glazed windows with polycarbonate roof over and sliding double glazed doors that lead onto the rear garden. Double panelled radiator.

### BEDROOM 1

3.47m x 3.31m (11'5" x 10'10") Double glazed window to the front elevation. Built-in wardrobes with mirrored sliding doors. Single panel radiator. Power points. Picture rail. Ceiling light point.





### BEDROOM 2

3.62m x 3.06m (11'11" x 10'0") Double glazed window to the rear elevation. Built-in bedroom furniture. Single panel radiator. Power points. Ceiling light point.

### BEDROOM 3

2.48m x 2.71m (8'2" x 8'11") Double glazed window to the side elevation. Single panel radiator. Laminate flooring. Recessed cupboard. Ceiling light point.

### BATHROOM

Three-piece suite with panelled bath with mixer shower attachment over, wc and wash basin. Tiled floor. Ceiling light point. Frosted leaded double glazed window to the rear elevation.

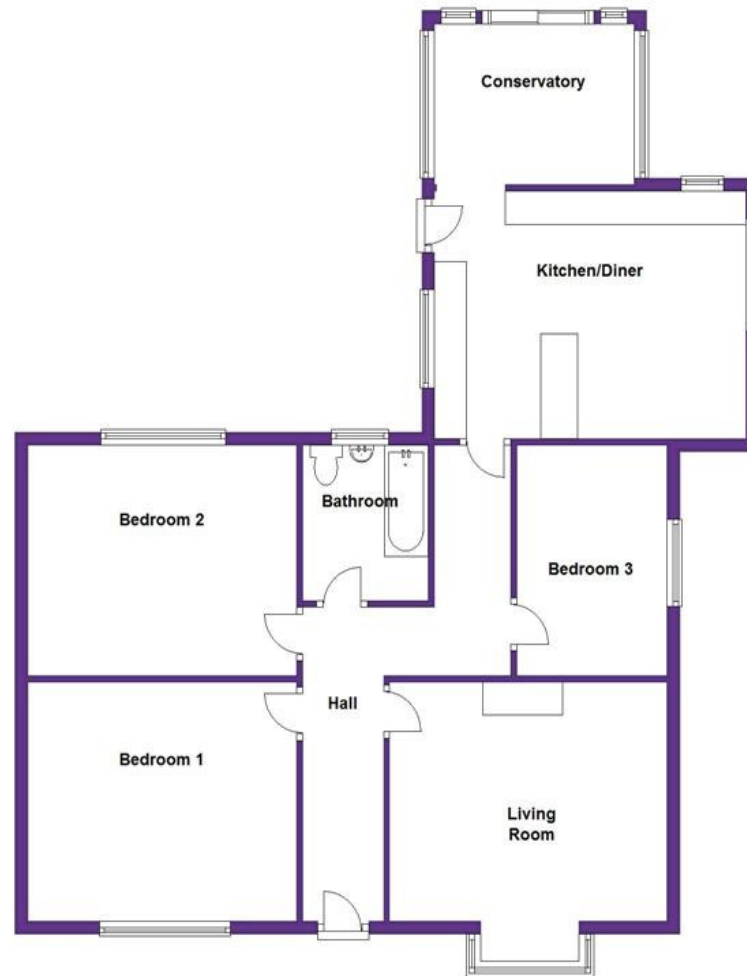
### OUTSIDE

To the front is a patterned driveway with wrought iron double opening gates which open onto the extensive parking areas and there is a covered carport area to the side. There are raised sandstone brick planted borders and hedgerow screening to the front and outside courtesy coach lighting. To the rear and side of the property are established lawn gardens with various planted areas incorporating hedgerow screening providing privacy.

LOCAL AUTHORITY – Wrexham County Borough Council  
COUNCIL TAX BAND – E



**Ground Floor**



For illustration purposes only  
Plan produced using The Mobile Agent.

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30 Lower Bridge Street, Chester CH1 1RS Tel: 01244 349999 Fax: 01244 349988 Email: [info@minchinfellows.com](mailto:info@minchinfellows.com)