

2 Bedroom Apartment for Sale - **£169,950**  
Strathalyn, Rossett, Wrexham, Clwyd, LL12 0GB



**KEY FEATURES:**

- GENEROUS SIZE TWO BEDROOM APARTMENT
- SITUATED ON A PRESTIGIOUS DEVELOPMENT
- CLOSE TO ALL LOCAL AMENITIES
- SPACIOUS LOUNGE DINER
- MODERN FITTED BREAKFAST KITCHEN
- MASTER BEDROOM WITH EN-SUITE
- GOOD SIZE SECOND BEDROOM
- MODERN THREE PIECE FITTED BATHROOM

## Description

**\*\*\*SUPERB TWO BEDROOM MEWS PROPERTY, SITUATED WITHIN A PRESTIGIOUS DEVELOPMENT IN THE GROUNDS OF STRATHALYN HALL\*\*\*** Situated within a prestigious development within the grounds of Strathalyn Hall this is a deceptively spacious and well presented 2 bedroom first floor duplex style apartment. The property offers well appointed living accommodation to include 2 bathrooms and benefits from superb field side views and far reaching views of Hope Mountain. The property is located in the village of Rossett and has a wealth of local amenities close to hand including shops, hairdressers, good local pubs, primary and a high school as well as having excellent access to the A483. In brief the property comprises of; utility room to the ground floor and the main residence comprises of an entrance hall, lounge/dining room, kitchen, 2 bedrooms, en-suite and shower room. Externally there is a well maintained walled garden offering an excellent degree of privacy and to the front is 1 designated car parking space, single garage and visitors parking. **VIEWING HIGHLY RECOMMENDED.**

## Location

Proceed North on the A483 bypass from Wrexham for about 5 miles, taking the exit signposted for Rossett. At the top of the slip road, turn Left for Llay and after about 300 yards the Strathalyn entrance will be seen. Proceed in taking the second left, and then right, under the archway, with number 20 being in the left hand corner.

## Ground Floor

**Ground Floor Entrance** - The main entrance door opens into a communal hallway shared with one other property with stairs rising to the first floor and door into the utility room.

**Utility Room** - 17' 1" x 11' 6" (5.23m x 3.51m) (Measurements are approx due to irregular shape) - A useful utility room with tiled flooring, fitted wall and base units, working surface with inset stainless steel sink and drainer, part tiled walls, double glazed window to the rear, wall mounted gas boiler, door into the single garage.

## First Floor

**Entrance Hallway** - Door into property opens into the entrance hall, with timber effect flooring, access to the loft space, intercom system.

**Lounge Diner** - 17' 5" x 12' 11" (5.31m x 3.96m) A spacious and well presented room with timber effect flooring, double glazed window to the rear, double glazed french doors opening onto a juliet balcony and benefitting from fantastic open views of the neighbouring fields and hope mountain beyond.

**Breakfast Kitchen** - 11' 6" x 10' 9" (3.53m x 3.28m) Fitted with a full range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, integrated refrigerator, freezer and dishwasher, built in electric double oven, 4 ring gas hob with stainless steel/glass extractor fan over, part tiled walls, tiled flooring, double glazed window to the side again with superb open views.

**Master Bedroom** - 11' 8" x 11' 3" (3.56m x 3.45m) A well presented room with fully fitted wardrobes, timber effect flooring, double glazed window to the side with fantastic open views.

**Master En-Suite** - 11' 7" x 5' 7" (3.55m x 1.71m) A good size en-suite, well appointed with a suite comprising of; low level w.c, pedestal wash hand basin, 'Jacuzzi' style bath with shower head attachment, part tiled walls, tile effect flooring, double glazed window.

**Bedroom Two** - 9' 8" x 8' 7" (2.95m x 2.62m) With timber effect flooring, double glazed window to the side, again with superb field side views.



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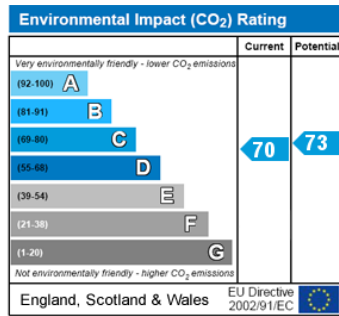
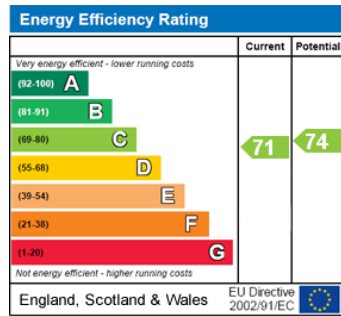
**Bathroom - 8' 5" x 4' 8" (2.59m x 1.43m)** Fitted with a low level w.c, pedestal wash hand basin, fully tiled shower cubicle with shower over, part tiled walls, tile effect flooring, double glazed window.

## Exterior

**Front External** - To the front is access to 1 designated parking area, visitors parking and a single garage with up and over door.

**Rear Garden** - An excellent feature to this property is the pleasant, well maintained walled garden to the rear, offering a good degree of privacy with a shaped flagged patio leading on to a lawned garden with mature, well established borders. There is also gated access to the front and an outside tap.

**Garage - 18' 2" x 7' 10" (5.55m x 2.4m)** With up and over door, full mains electricity and door opening to the rear garden.



## Additional Information

Tenure:

We have been advised by the vendor that the property is Leasehold. There was originally 999 years on the lease but there is now circa 986 years left. The service charges are approx £116 PCM. This information should always be checked by a solicitor prior to purchase.

Council Tax:

The property is BAND TBC for council tax.

Notice:

Please note we have not tested any apparatus, fixtures, fitting or services. Interested parties must undertake their own investigation into the working order of these items. All measurements stated in this brochure are approximate and photographs provided are for guidance only.

*Under the Property Misdescription Act 1991 we endeavour to make our sales details accurate and reliable but they should not be relied upon as statements or representations of fact and they do not constitute any part of an offer of contract. The seller does not make any representations to give any warranty in relation to the property and we have no authority to do so on behalf of the seller. Services, fittings and equipment referred to in the sales details have not been tested (unless otherwise stated) and no warranty can be given as to their condition. We strongly recommend that all the information which we provide about the property is verified by yourself or your advisers. Under the Estate Agency Act 1991 you will be required to give us financial information in order to verify your financial position before we can recommend any offer to the vendor.*



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