

BOWEN

PROPERTY SINCE 1862

Asking Price £425,000

3 Bedrooms 1 Bathroom

St Anton, Burton Road, Rossett,
Wrexham LL12 0HU

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General Remarks

Situated in the highly desirable area of Burton, "St Anton" is a fine example of a 1930's style bay fronted semi-detached house which has been sympathetically remodelled by the current owners and now boasts a substantial full width extension to the rear with a stunning lantern roof. If open plan living is your thing then this is the house for you. The heart of the home is unquestionably the kitchen/diner/family room which measures approximately 26'9" x 24'9" and has bi-fold doors leading out to the rear garden. In addition to this room the ground floor accommodation comprises an entrance hallway; downstairs w.c.; sitting room and a utility room. On the first floor there is a landing area with a drop-down ladder providing access to the boarded loft space; three bedrooms, all with built-in wardrobes, and a family bathroom complete with white four piece suite. In summary, a cracking family home and an early viewing is strongly advised. EPC Rating – 64|D.



Location: Burton is a small village in the community of Rossett and is predominantly rural in nature. Rossett is geographically located near the Welsh and English border cities of Wrexham and Chester. In term of amenities, Rossett is well served by Schools, a local Store, Pharmacy, Doctor's Surgery and a Dentist. The village, being close to Wrexham and Chester, also has two popular Hotels- Llyndir Hall Hotel and Rossett Hall Hotel, a converted mid 18th century house. Local Public Houses include The Golden Lion and The Alyn, both located centrally in Rossett.

Accommodation

On The Ground Floor:

Entrance Hallway: Wooden glazed door to the front elevation with stained glass inserts. Two wooden framed windows to the front elevation with stained glass inserts. Radiator. Oak parquet flooring. Picture rail.

Downstairs Cloakroom: Wooden double glazed window to the side elevation. White two piece suite comprising a low level w.c. and cabinet basin. Wall tiling. Karndeian flooring. Down-lighters.

Sitting Room: 12' 10" x 12' 0" (3.91m x 3.65m) PVCu double glazed bay window to the front elevation. Radiator. Feature fire surround. Oak parquet flooring. Picture rail.

Kitchen Diner/Family Room: 26' 11" x 20' 2" (8.20m x 6.15m) increasing to 7.61m. Viz:

Family Room Area: PVCu double glazed window to the side elevation. Wood-burner. Radiator. Karndeian flooring. Picture rail.

Kitchen Diner Area: Two PVCu double glazed windows to the rear elevation. PVCu double glazed bi-fold doors to the rear elevation. PVCu double glazed lantern roof. High quality wall and base units. Granite work tops and splash-backs. Central breakfast bar. One-and-a-half-bowl stainless steel sink with mixer tap. Space for range-style cooker. Cooker hood. Space for fridge/freezer. Plumbing for washing machine. Down-lighters. Underfloor heating.

Utility Room: 8' 6" x 6' 6" (2.59m x 1.99m) PVCu double glazed window to the front elevation. Double glazed composite door to the side elevation. Wall and base units with complementary wood-effect work surfaces. Stainless steel sink with mixer tap. Underfloor heating. "Worcester" combination boiler.

On The First Floor:

Landing: 0' 0" x 0' 0" (0m x 0m) Wooden double glazed window to the side elevation. Attic hatch with drop-down ladder providing access to a boarded Loft Space (4.55m x 4.23m).

Bedroom 1: 14' 11" x 9' 2" (4.55m x 2.79m) to the wardrobes. PVCu double glazed bay window to the front elevation. Radiator. Built-in wardrobes. Picture rail.

Bedroom 2: 10' 10" x 9' 1" (3.31m x 2.78m) PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes. Picture rail.

Bedroom 3: 8' 9" x 7' 5" (2.66m x 2.25m) PVCu double glazed window to the front elevation. Radiator. Picture rail.









Bathroom: 8' 11" x 8' 6" (2.73m x 2.58m) PVCu double glazed windows to the rear and side elevations. Four piece white suite comprising a panelled bath, shower cubicle, wash hand basin set into cabinet and low level w.c. Wall tiling. Karndean flooring. Down-lighters. Heated towel rail.

Outside: Externally there is a driveway to the front and side elevations providing Off-Road Parking for four vehicles together with an electric car charging point. The rear garden, which enjoys a good degree of privacy, combines a paved Patio leading off the Kitchen with a lawned section bordered by planted beds and fruit trees.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Utility Room. There is under-floor heating to the Kitchen, Utility Room and open plan Living Areas.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "F".

Directions: Leave Wrexham on the A483 dual carriageway in the direction of Chester and exit at the junction for Rossett. At the roundabout turn left and take the next right for Burton. After passing along the hairpin bend by the Lodge, the property will be observed after a short distance on the left-hand side of the road.

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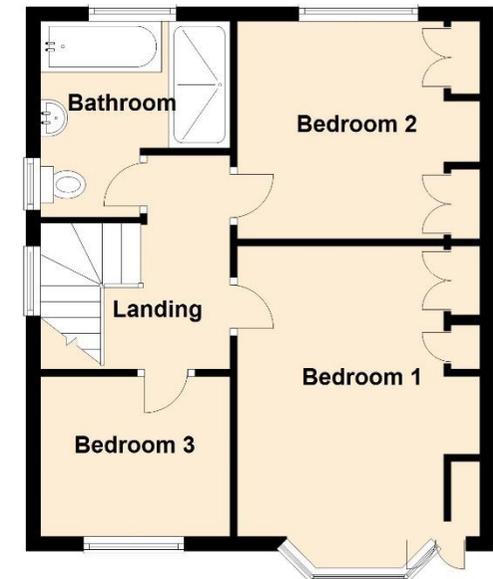
Ground Floor

Approx. 82.0 sq. metres (882.4 sq. feet)



First Floor

Approx. 43.5 sq. metres (468.4 sq. feet)



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