



Chapel Cottage
Trevalyn
Rossett
Wrexham
LL12 0ER

Offers in Excess of £417,000

bettermove

Trevalyn Wrexham

Bettermove are proud to present this stunning 3 bedroom semi-detached cottage in Rossett.

The property benefits from double glazing, LPG gas central heating throughout and has ample off street parking available via the double gated driveway and detached garage with an electric door, power and light. The council tax band is D.

The interior of this beautifully presented property comprises a charming living room, wet room, utility room, spacious and open kitchen and dining room on the ground floor. The first floor consists of 3 bedrooms, including the master with an ensuite. The exterior boasts large and attractive private rear garden, perfect for enjoying the summer months. There is a timber framed shed currently used as an outside bar and seating areas providing ample space for entertaining guests.

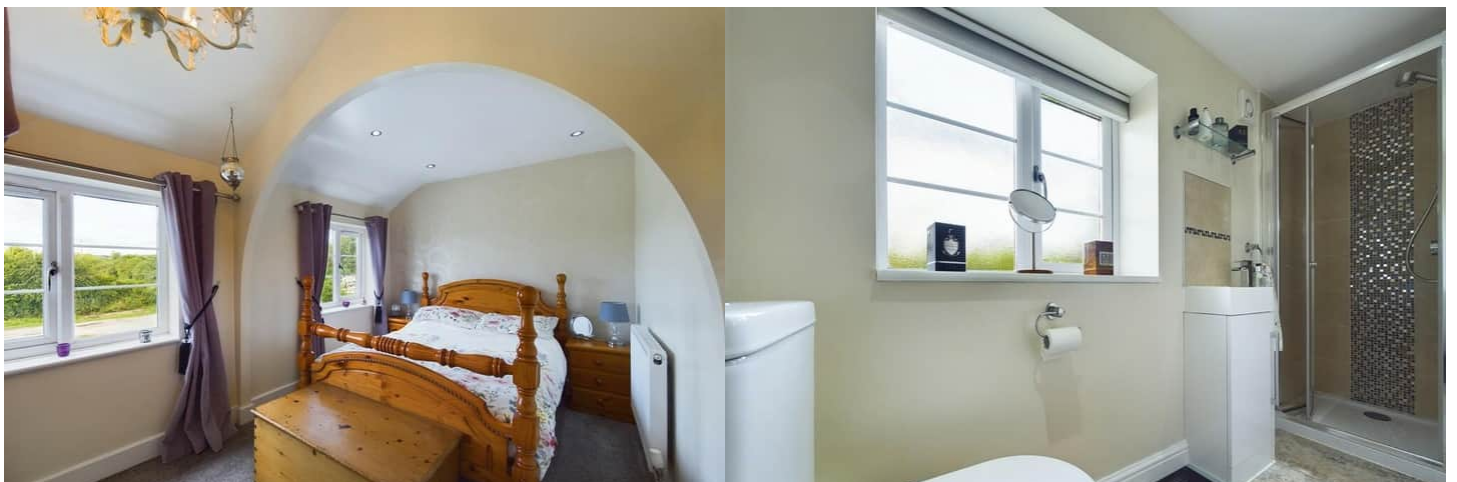
Located in the popular village of Rossett, the property is close to a range of amenities, including shops, restaurants and pubs in other nearby villages. Excellent transport connections can be found from the A483 and many local buses.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

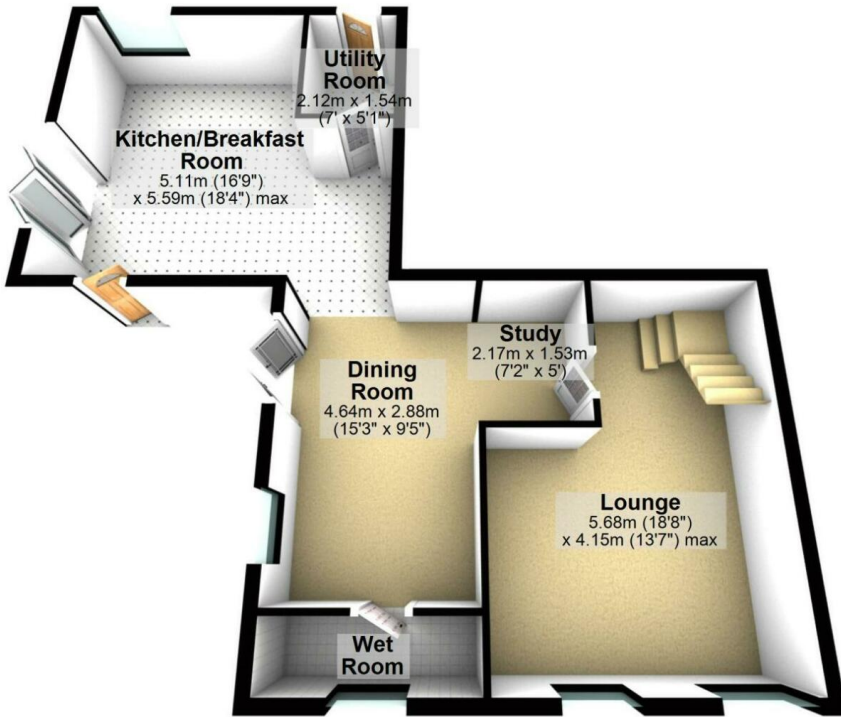
You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.

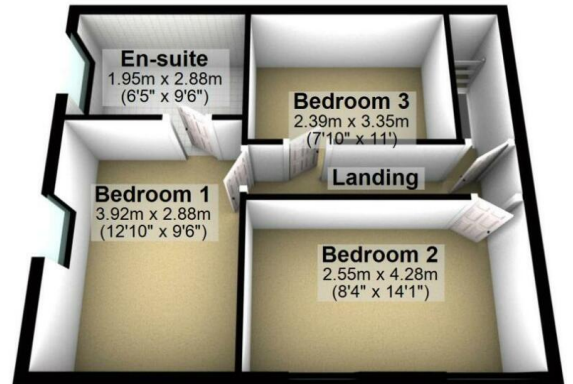
The exclusivity fee is returned to you upon successful completion of the property.



Ground Floor



First Floor



for illustration only not to scale
Plan produced using PlanUp.

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		66
(39-54) E	50	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	



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