



45

Wrexham | | LL12 8NR

£310,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

45

Wrexham | | LL12 8NR

"VIEWING HIGHLY RECOMMENDED" to appreciate the Accommodation on offer.

We are DELIGHTED to offer for sale a BEAUTIFULLY PRESENTED and DECEPTIVELY SPACIOUS Three bedroom detached property which is located within a SOUGHT AFTER and POPULAR residential location in the VERY DESIRABLE village of Gresford.

The property has been maintained to a high level by the current owners and benefits from Gas Central Heating, UPVC Double glazing and modern Composite double glazed entrance door. The property Accommodation In brief comprises; Inner Hallway, Lounge, Dining Room, Sitting Room, Kitchen, Snug and Cloakroom W.C to the ground floor and Three Double Bedrooms and Family Bathroom/ Shower Room to the first floor. To the Outside off road parking and a good sized rear garden to the rear.

Situated in the popular village of Gresford which provides a good range of local shopping, facilities and amenities. The property is within easy walking distance of the local parade of shops, public house, local primary school and Maes Y Pant woodland walking trails. Furthermore, the village enjoys excellent access to Wrexham and Chester with a regular bus service and good access to the road network via the A483.

- THREE/ FOUR BEDROOM
- LINK DETACHED HOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZED WINDOWS
- SOUGHT AFTER LOCATION
- GARAGE
- OFF ROAD PARKING
- DOWNSTAIRS CLOAKROOM



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Double glazed Composite door which gives access into the kitchen.

KITCHEN

14'11" x 9'10" (4.571m x 3.002m)

Beautifully presented kitchen comprising of a range of light oak kitchen wall and base cupboards with accompanying drawer units, with complementary worktop surfaces incorporating a one and half bowl sink unit with contemporary mixer tap and tiled splashbacks, space for a range cooker with a double sized extractor hood above, breakfast bar, there are integrated appliances which include a dishwasher, washing machine and a space for an American-style fridge freezer, feature ceramic tiled floor, whilst a UPVC Double glazed window to the front a walkway through leads to a snug area.

SNUG

14'11" x 7'6" (4.572m x 2.293m)

With UPVC Double glazed window to the front, with radiator beneath, continuation of ceramic tiled flooring. Feature glazed double doors open into the dining room.

DINING ROOM

11'5" x 11'3" (3.483m x 3.434m)

Comprising of a beautiful herringbone style parquet floor, radiator, coved ceiling and an archway leading into the living room.

LIVING ROOM

17'0" x 16'2" (5.182m x 4.931m)

A spacious and light room with UPVC double glazed French style doors opening to the rear garden, with engineered oak wood flooring, feature Adam style fire surround with electric fire inset, radiator and a feature fireplace with

SITTING ROOM

17'7" x 10'8" (5.382m x 3.254m)

A delightful room with the continuation of the herringbone style parquet flooring, feature recessed fireplace with a solid fuel burner set on a slate bed with exposed oak mantle above, radiator and UPVC double-glazed French style doors opening to the rear garden.

INNER HALLWAY

With staircase rising off to the first floor accommodation, under the stairs storage cupboard, doors giving access to the cloakroom, sitting room and dining room, herringbone style parquet flooring and a radiator.

DOWNSTAIRS CLOAKROOM

Comprising of a modern white suite which consists of a low-level w.c., wall mounted wash hand basin with a tiled splashbacks, chrome ladder style heated towel rail and a UPVC Double glazed and frosted window to the front.

FIRST FLOOR LANDING

With access to the loft space, a UPVC Double glazed and frosted window to the side, doors leading off to the three bedrooms and family shower room, there is also a built in storage cupboard.

BEDROOM ONE

17'7" x 9'5" (5.381m x 2.871m)

UPVC Double glazed window to the rear with radiator beneath wood effect laminate flooring.

BEDROOM TWO

11'6" x 11'3" (3.511m x 3.432m)

UPVC Double glazed window to the rear with radiator beneath, wood effect laminate flooring.

BEDROOM THREE

11'3" x 7'7" (3.451m x 2.312m)

UPVC Double glazed window to the side with radiator beneath and wood effect laminate flooring.

FAMILY BATHROOM

8'5" x 6'7" (2.569m x 2.030m)

Beautifully presented Modern bathroom comprising of shower enclosure with a dual head, low-level WC and wash hand basin set in a vanity unit, UPVC Double glazed and frosted window to the front, extractor fan.

GARAGE

With an up and over door, power and light, and a UPVC double glazed rear door to the garden.

OUTSIDE

To the front there is a large driveway offering off road parking for four /five vehicles and which leads to the single garage with up and over door.

To the rear there is a good sized garden comprising of a large paved patio/ sitting area, Astro turf lawn, a further decked patio area, Flower/ shrub beds, outside lighting, chipped slate area and panel enclosed fencing to the boundaries.

IMPORTANT INFORMATION

MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

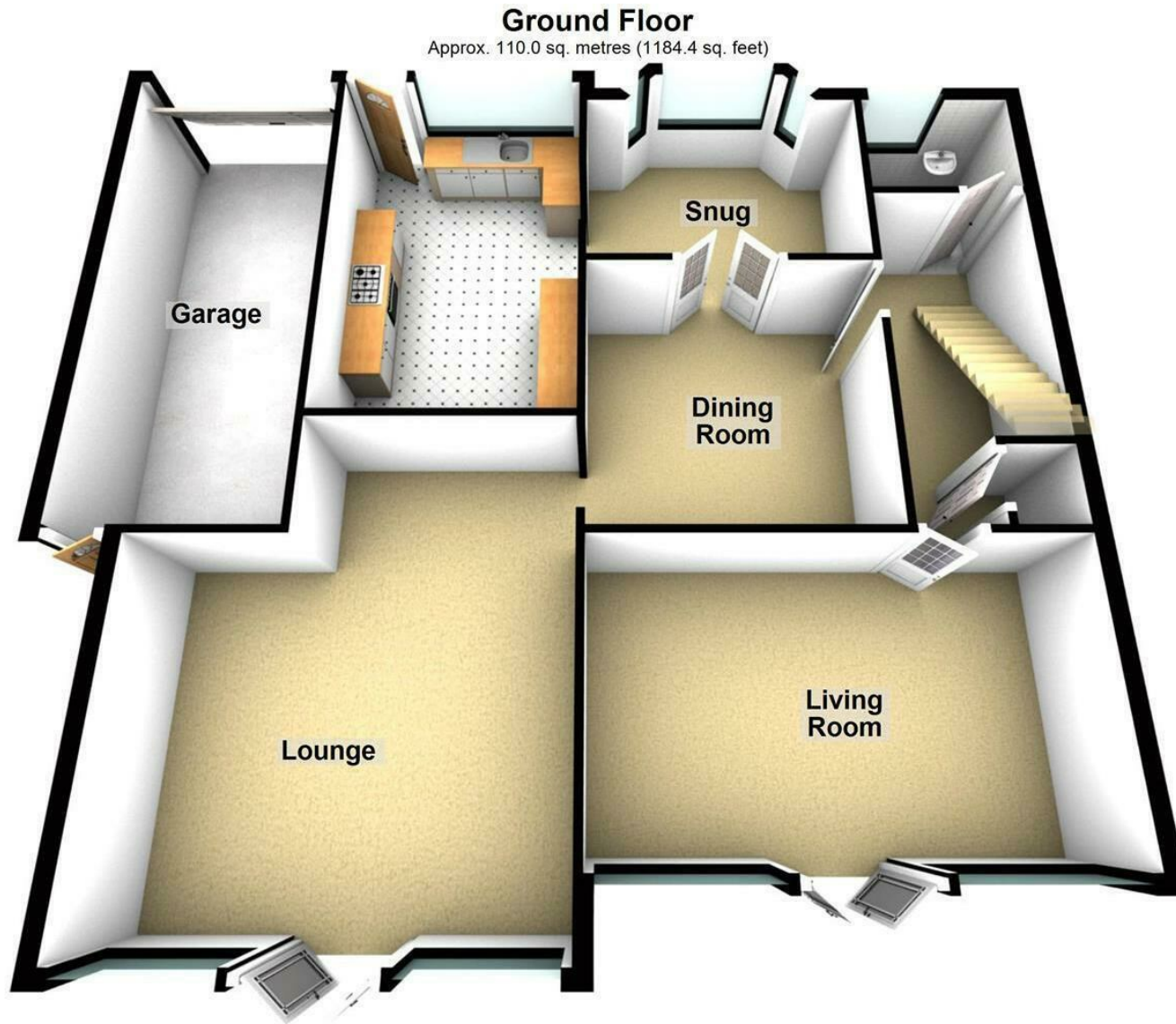
MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage







Total area: approx. 161.7 sq. metres (1740.9 sq. feet)

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Energy Efficiency Rating		Current	Target	Environmental Impact (CO ₂) Rating		Current	Target
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions			
(92-91) A				(81-91) A			
(81-91) B				(71-80) B			
(69-80) C				(59-69) C			
(55-68) D				(49-54) D			
(39-54) E				(29-44) E			
(21-38) F				(11-28) F			
(1-20) G				(1-20) G			
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions			
74			83				
England & Wales				England & Wales			
	EU Directive 2002/91/EC				EU Directive 2002/91/EC		



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