



## Yew Tree Court, Wrexham LL12 8ET

### £365,000

Occupying a generous plot and situated within a cul-de-sac location in the desirable village of Gresford this is a wonderful opportunity to purchase this 3 bedroom detached bungalow. The property offers spacious living accommodation in need of some internal modernisation but with fantastic potential and really must be viewed to be appreciated. A real feature of the property are the generous grounds with a large front garden with ample parking and again an impressively generous garden to the rear. The popular village of Gresford benefits from a wealth of local amenities including various shops, good primary school and has excellent access to Wrexham and Chester either via car or the frequent bus service.

- A 3 bedroom detached bungalow
- In need of internal modernisation but with fantastic potential
- Spacious lounge/dining room
- Occupying generous grounds
- Popular village location
- VIEWING HIGHLY RECOMMENDED



## Entrance Hallway

With carpeted flooring, door to the w.c and the lounge.

## W.C

1.49m x 1.53m (4'10" x 5'0")

Fitted with a low level w.c, pedestal wash hand basin, carpeted flooring, coat hanging space.

## Lounge/Dining Room

6.21m max x 6.79m max (20'4" max x 22'3" max)

An impressively spacious room with a central stone fireplace with inset living flame gas fire, carpeted flooring, serving hatch into the kitchen, 3 double glazed windows.

## Kitchen

3.51m x 3.05m (11'6" x 10'0")

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/4 sink and drainer, plumbing for a washing machine, space for a refrigerator, space for a cooker, part tiled walls, tiled flooring, double glazed window looking into the garden room.

## Garden Room

4.11m x 3.77m (13'5" x 12'4")

Looking out on to the garden with tiled flooring, sliding doors and door into the garage.

## Inner Hallway

With carpeted flooring, door to a cupboard housing the hot water tank, window, access to the loft space.

## Bedroom 1

3.97m x 3.06m (13'0" x 10'0")

A spacious bedroom with a double glazed window to the side, fitted wardrobes with sliding mirrored doors, carpeted flooring.

## Bedroom 2

3.40m x 3.05m (11'1" x 10'0")

A double bedroom with a double glazed window to the rear, carpeted flooring, fitted wardrobes with high level units.

## Bedroom 3

3.04m x 2.69m (9'11" x 8'9")

With a double glazed window to the side, carpeted flooring.

## Bathroom

2.37m x 1.66m (7'9" x 5'5")

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, fully tiled walls, double glazed window.

## Outside

A real feature to this property are the generous grounds in which it sits. To the front is a well maintained shaped lawn with well established borders, a brick paved area adjacent to the front of the property and a concrete driveway leading to a single garage with an electric fob operated door.

To the rear is a paved patio off the garden room with gated access to a generous lawn garden with shaped patio and gated access to the front.

## 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

#### **Additional Information**

Please find the Key property facts in the web link.





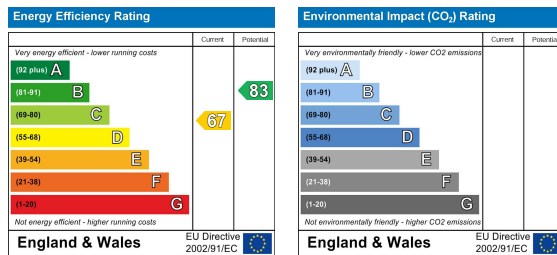












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