



## Nayland Avenue, Wrexham LL12 8YU

£270,000

A fantastic opportunity to purchase a 3 bedroom, 3 reception room semi-detached property situated on a popular residential development in the desirable village of Gresford. The property does require refurbishment but has wonderful potential benefitting from spacious and versatile living accommodation with a good size rear garden and off road parking. The village of Gresford offers a wealth of local amenities including various shops, pleasant park and duck pond, good primary schools and has excellent access to both Chester and Wrexham either by car or the frequent bus service. In brief the property comprises of; hallway, study, lounge, conservatory, kitchen, dining room/bedroom 4, shower room and toilet to the ground floor and 3 bedrooms to the first floor.

- A 3 bedroom, 3 reception room semi-detached property
- Spacious and versatile living accommodation
- Good size rear garden
- NO CHAIN
- In need of refurbishment but having fantastic potential
- Desirable village location
- Off road parking
- VIEWING HIGHLY RECOMMENDED



## Hallway

With stairs off to the first floor, doors to an under stairs storage cupboard and separate storage cupboard, carpeted flooring.

## Study

2.57m x 2.41m (8'5" x 7'10")

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

## Dining Room/Bedroom 4

3.10m x 3.32m (to wardrobes) (10'2" x 10'10" (to wardrobes))

Previously used as another bedroom but versatile in it's use, with fitted wardrobes, high level units and drawers, double glazed window to the front, carpeted flooring.

## Lounge

4.83m x 4.00m (15'10" x 13'1")

A spacious room with double glazed sliding doors into the conservatory, carpeted flooring.

## Conservatory

2.81m x 2.09m (9'2" x 6'10")

uPVC double glazed with a door off to the rear garden, wood effect flooring.

## Kitchen

3.39m x 3.33m (11'1" x 10'11")

Fitted with a range of matching wall, drawer and base units, tiled work surface with inset 1 1/4 sink and drainer, built in electric oven and grill, 4 ring gas hob with extractor fan over, plumbing for a washing machine, space for a refrigerator and freezer, double glazed window, door to the side.

## Shower Room

1.75m x 1.67m (5'8" x 5'5")

With a large walk in shower, pedestal wash hand basin, double glazed window, part tiled walls.

## Separate W.C

Fitted with a low level w.c, part tiled walls, double glazed window.

## First Floor Landing

With carpeted flooring, door to a cupboard housing the gas combination boiler.

## Bedroom 1

3.87m x 3.35m (12'8" x 10'11")

With a double glazed window to the side, doors to either side opening to storage under the eaves.

## Bedroom 2

3.33m x 3.09m (10'11" x 10'1")

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

## Bedroom 3

3.10m x 2.58m (10'2" x 8'5")

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

## Outside

To the rear is a good size garden currently requiring maintenance with well established mature plants and fauna. There is a large emptied pond with decked bridge over. To the side is a concrete area with car port over and gates to the front.

To the front is a mature garden with a brick paved driveway providing off road parking.

## Important Information

\*Key facts interactive report link available in video tour and brochure sections. \*

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,



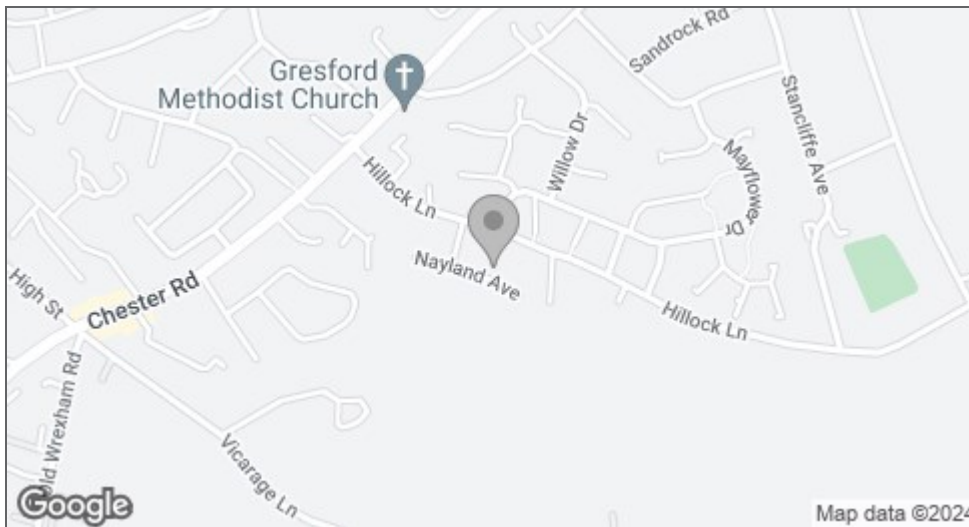
fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight 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 details must therefore be taken as a guide only.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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