



## Redland Close, Wrexham LL12 8HP

### £315,000

A recently refurbished 3 bedroom link-detached bungalow situated in a popular residential location within the desirable village of Gresford. The property has undergone significant modernisation by the current owners to include a full re-wire, re-plastered throughout, new piping and radiators for the heating system as well as being fully decorated throughout with brand new floor coverings, oak doors and a well appointed modern fitted kitchen, all of which can only truly be appreciated when viewing this excellent property. The village of Gresford benefits hugely from a wealth of local amenities including shops, hairdressers, dentists, good primary schools as well as having excellent access to both Chester and Wrexham either by car or the frequent bus service. In brief the property comprises of; hallway, lounge, kitchen, 3 bedrooms and a bathroom.

- A recently refurbished 3 bedroom link detached bungalow
- Undergone significant improvements including re-wiring and re-plastering
- Brand new flooring
- Desirable village location
- Presented to a high standard
- Brand new modern kitchen
- Good size, well maintained rear garden
- NO CHAIN



## Entrance Hall

1.82m x 1.03m (5'11" x 3'4")

With brand new carpet flooring, door to a useful storage cupboard, door to the lounge.

## Lounge

5.52m x 3.44m (18'1" x 11'3")

An immaculately presented and good size lounge with a central fireplace with inset living flame gas fire, double glazed window to the front, brand new carpet flooring.

## Inner Hallway

With brand new carpet flooring, access to the loft space.

## Kitchen

2.97m x 2.61m (9'8" x 8'6")

Beautifully appointed with a brand new fitted kitchen with a full range of white gloss wall. drawer and base units, working surface with inset stainless steel sink and drainer, integrated washing machine and refrigerator, built in electric oven, 4 ring induction hob, stainless steel splash back, extractor fan, tiled flooring, double glazed window, door off to the rear garden.

## Bedroom 1

3.90m x 3.19m (12'9" x 10'5")

Well presented with a double glazed window to the rear, brand new carpet flooring.

## Bedroom 2 / Dining room

2.95m x 2.99m (9'8" x 9'9")

With double glazed french doors off to the rear garden, brand new carpet flooring.

## Bedroom 3

2.77m x 2.56m (9'1" x 8'4")

With a double glazed window to the side, brand new carpet flooring.

## Shower Room

1.82m x 1.65m (5'11" x 5'4")

Fitted with a brand new low level w.c with concealed cistern, brand new wash hand basin with vanity unit and drawers under, shower cubicle, fully tiled walls, double glazed window, tiled flooring.

## Rear Garden

To the rear is a generous, well maintained garden with a paved patio leading on to a lawned garden with planted border and boundary of timber panelled fencing. There is also gated access to the front of the property. Secured gate access.

## Front

To the front is a lawned garden with a tarmac driveway leading to a single garage with up and over door.

## Single Garage

With up and over door. and full mains electricity.

## 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.



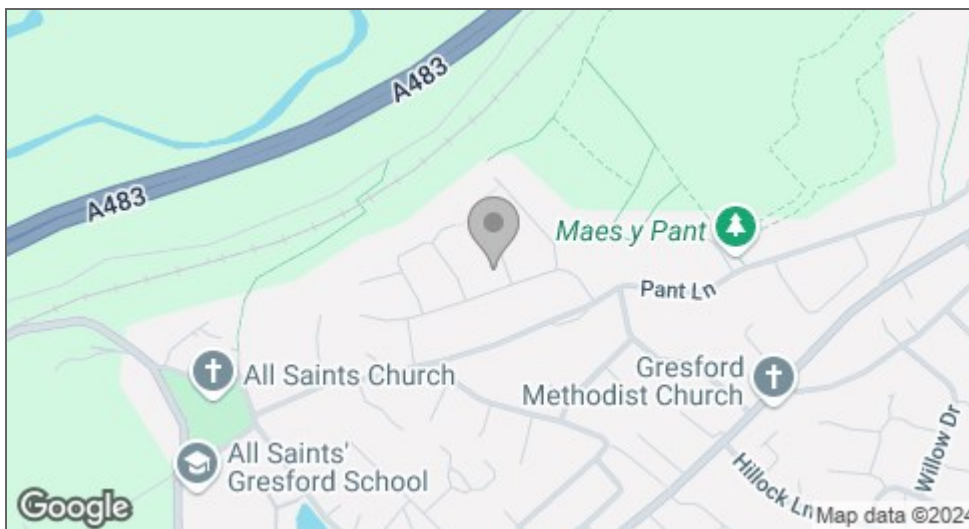
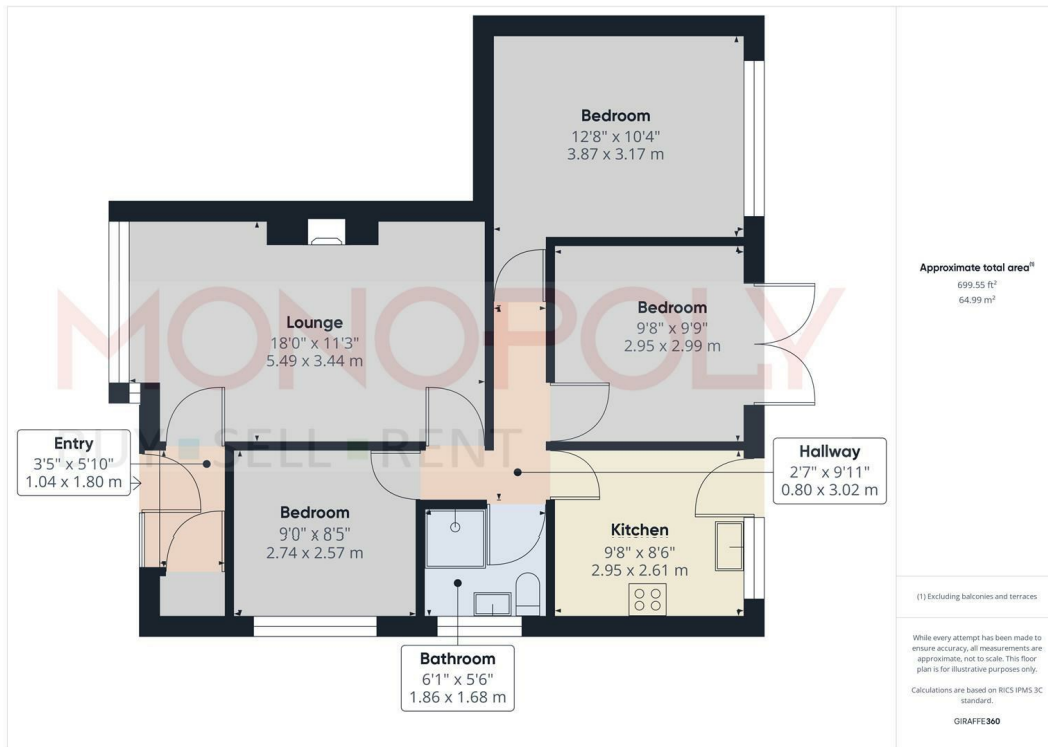




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 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		
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