



## Redland Close, Wrexham LL12 8HP

### £230,000

An excellent opportunity to purchase a 2 bedroom semi-detached bungalow situated in a cul-de-sac location within the desirable village of Gresford. The property does require some internal modernisation but offers fantastic potential. The village of Gresford benefits from a wealth of local amenities including various shops, good primary schools, picturesque duck pond, lovely walks around Maes Y Pant Quarry as well as having excellent access to both Chester and Wrexham whether it is by car or the frequent bus service. In brief the property comprises of; entrance hall, lounge, inner hallway, kitchen, 2 bedrooms and shower room.

- An excellent opportunity to purchase a 2 bedroom semi-detached bungalow
- Fantastic potential
- Desirable village
- Requires internal modernisation
- Cul-de-sac location
- NO CHAIN



## Entrance Hallway

1.83m x 1.05m (6'0" x 3'5")

With carpeted flooring, door to storage cupboard, door into the lounge.

## Lounge

5.37m x 3.49m (17'7" x 11'5")

With a double glazed window to the front, central fireplace with inset living flame gas fire, marble effect surround and hearth and timber mantel, carpeted flooring.

## Kitchen

3.01m x 2.82m (9'10" x 9'3")

Fitted with matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer unit, space for a cooker, plumbing for a washing machine, fully tiled walls, tiled flooring, space for a fridge/freezer, double glazed window, door to the rear garden.

## Bedroom 1

3.97m x 3.32m (13'0" x 10'10")

A good size bedroom with a double glazed window to the rear, carpeted flooring.

## Bedroom 2

2.65m x 2.65m (8'8" x 8'8")

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

## Shower Room

1.83m x 1.62m (6'0" x 5'3")

A wet room with non slip flooring, walk in shower, pedestal wash hand basin, low level w.c, fully tiled walls, double glazed window.

## Rear Garden

To the rear is a paved patio and lawned garden.

## Front

To the front is a lawned garden and a concrete driveway to the side providing ample off road

parking and leading to a single garage with up and over door.

## Important Information

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

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## Key property facts

The key material information can be seen via the web links from which ever property portal the property is viewed.







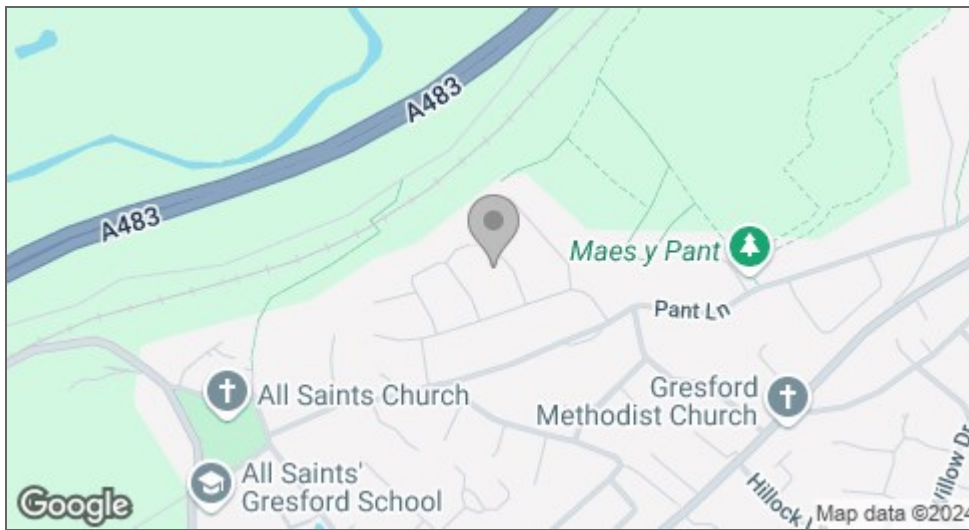
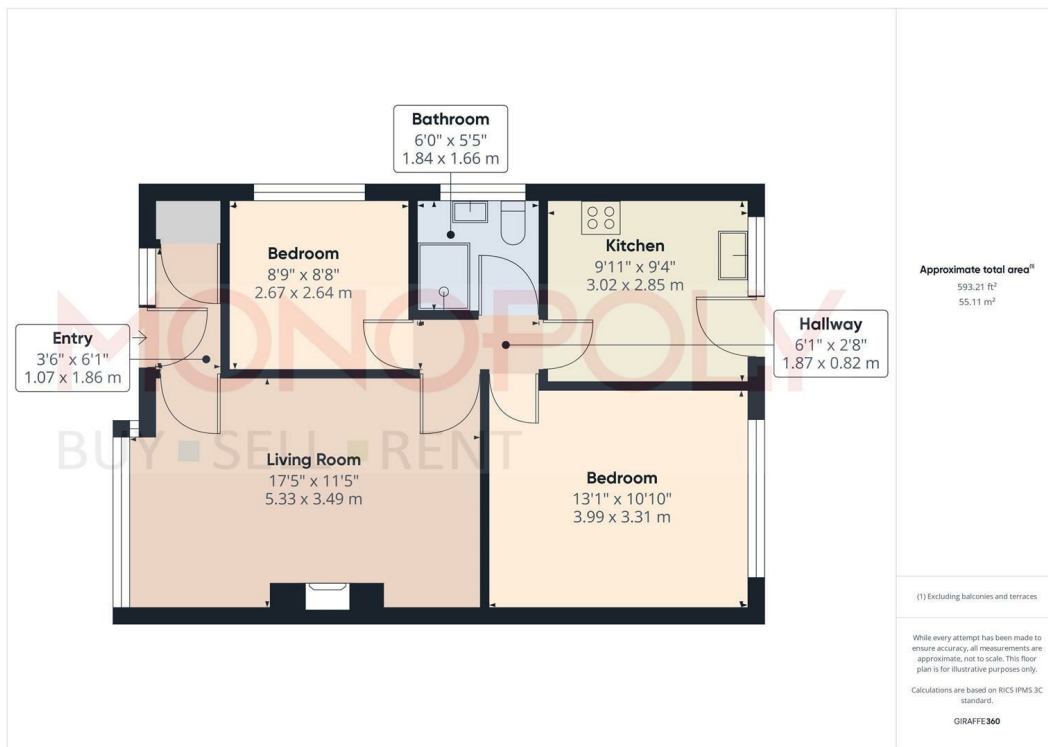




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		68
(54-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 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		
(54-68) D		
(39-54) E		
(21-38) F		
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