



Redland Close, Wrexham LL12 8HP

£219,950

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. *

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.

Key property facts

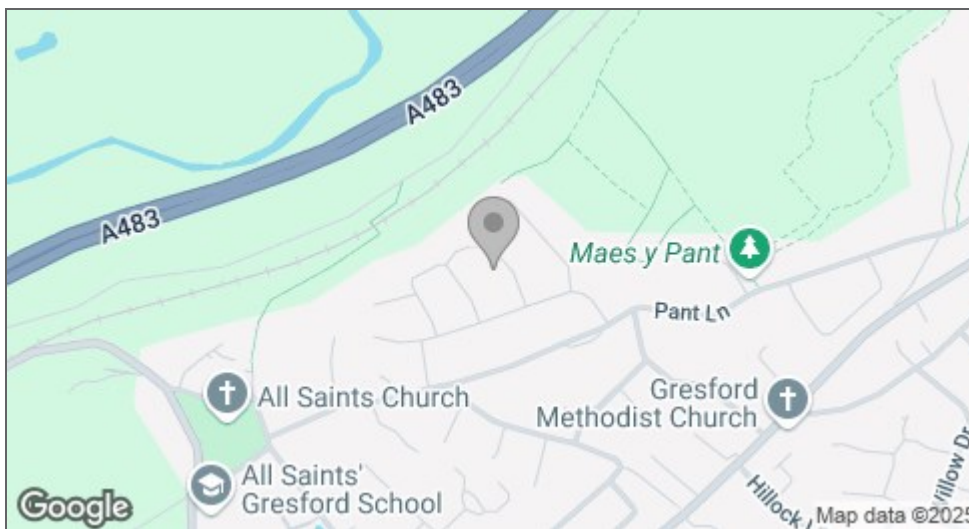
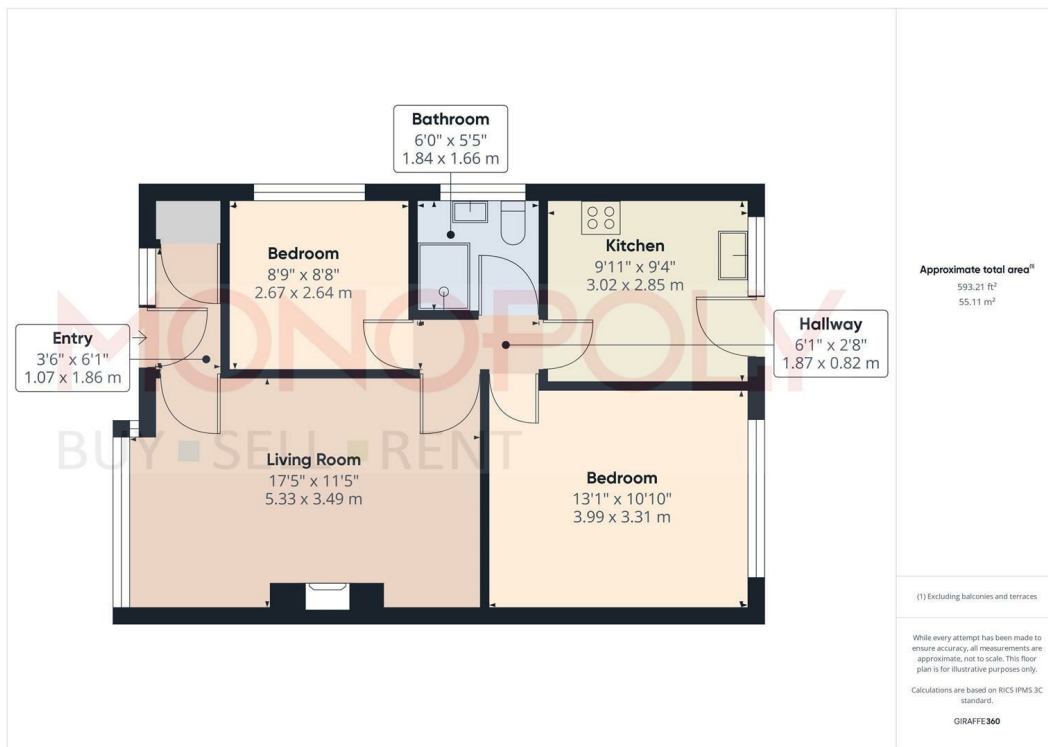
The key material information can be seen via the web links from which ever property portal the property is viewed.











| Energy Efficiency Rating | | |
|---|---------|-------------------------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 89 |
| (81-91) B | | |
| (69-80) C | | 68 |
| (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 ₂) Rating | | |
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
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| Not environmentally friendly - higher CO ₂ emissions | | |
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