



16

Gresford | Wrexham | LL12 8HP

£325,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



16

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Welcome to this beautifully appointed and extended semi-detached bungalow overlooking a pleasant green space located on Redland Close, Gresford, Wrexham. This delightful property boasts a cosy reception room with log burning stove and a stunning kitchen/diner perfect for relaxing or entertaining guests. With three inviting bedrooms, there is ample space for a growing family or visiting friends. The property features a well-maintained bathroom, ensuring convenience and comfort for all residents. Situated on a peaceful street close to Maes Y Pant community woodland, this bungalow offers a serene retreat from the hustle and bustle of everyday life. One of the standout features of this home is the parking provision for two - three cars, a rare find in many properties. This makes hosting gatherings or having multiple vehicles a stress-free experience. Whether you're looking for a peaceful abode to call your own or a welcoming space to accommodate loved ones, this semi-detached bungalow in Redland Close is sure to capture your heart. Don't miss the opportunity to make this charming property your new home sweet home.

- A THREE BEDROOM SEMI DETACHED BUNGALOW
- BEAUTIFULLY PRESENTED INTERNAL ACCOMODATION
- STUNNING HIGH SPECIFCATION KITCHEN/DINER
- LIVING ROOM WITH LOG BURNER
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- GARAGE
- OFF ROAD PARKING
- SOUGHT AFTER LOCATION
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Upvc entrance door with frosted glazing, carpet, doors to lounge, bathroom and three bedrooms.

Lounge

Large upvc double glazed window to front, carpet, wood burning stove set on a slate hearth with timber lintel over, door to kitchen.

Kitchen/Diner

Stunning fitted range of wall and base units with under unit lighting, inset stainless sink with mixer tap, sparkle effect granite worktops, breakfast bar, gas hob, extractor, oven and grill, spaces for washing machine and tumble dryer, integral dishwasher, pull out waste unit, extensive range of storage/pantry units, space for American style fridge freezer, tiled floor, contemporary vertical radiator, spotlights, double glazed bifolding doors to garden, dining area with orangery style glazing over providing a good degree of natural light.

Rear Hall

Tiled floor, sauna (can be removed if not required), window to side, composite external door, door to kitchen/diner.

Bedroom One

Double bedroom, carpet, upvc window to front.

Bedroom Two/Family room

A brilliant and versatile space currently utilised as a guest bedroom and further reception room with carpet, upvc window to side, double glazed bifolding doors opening onto garden.

Bedroom Three

Carpet, upvc, window to side, sliding door.

Bathroom

Tiled in bath tub with electric shower over, shower screen, wc, hand wash basin, tiled floor and walls, upvc window to rear.

Outside

Rear garden with decking adjacent the property which the current owners advise provides a good degree of privacy and enjoys the benefit of sunshine on a nice day. Steps down to paved area with log store, garage and double gates to drive.

Off road parking for 2 or 3 cars on a tarmac drive.

Hedge to front boundary, path to front door, gravel to sides.

Additional Information

Oak internal doors...gas central heating boiler in loft

IMPORTANT INFORMATION

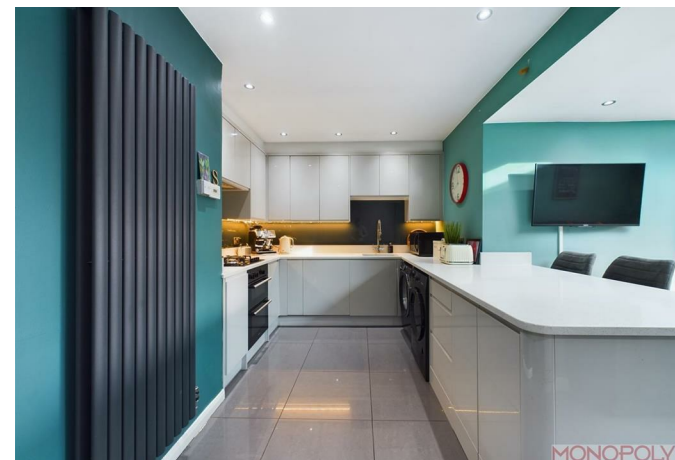
*Material Information interactive report available in video tour and brochure sections. *

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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

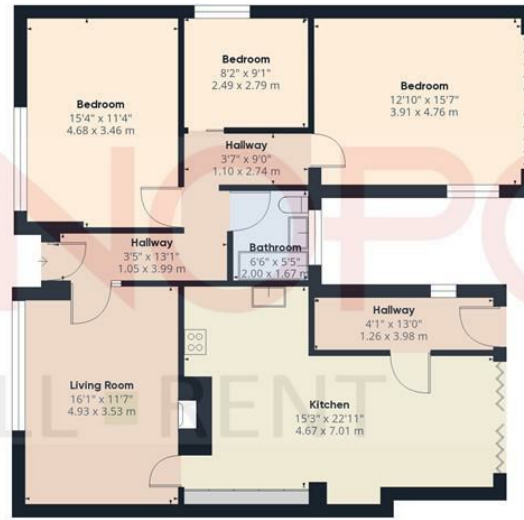
Your home maybe repossessed if you do not keep up repayments on your mortgage







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Ground Floor Building 1

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Ground Floor Building 2

Approximate total area⁽¹⁾
1241.72 ft²
115.36 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

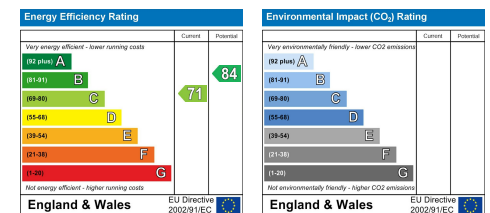
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