



## Nayland Avenue, , Gresford LL12 8YU

### £286,000

MOTIVATED SELLER! Situated in the sought after area of Nayland Avenue, Gresford, Wrexham, this delightful semi detached dormer property offers a perfect blend of comfort and practicality. Spanning an impressive 1,140 square feet, this home is ideal for families seeking space and convenience. The property boasts two inviting reception rooms and a kitchen/breakfast room with wood burning stove, providing ample space for relaxation and entertaining guests. The well-proportioned four bedrooms ensure that everyone has their own personal retreat, making it an excellent choice for family living. The bathroom is thoughtfully designed to cater to the needs of a busy household. Constructed in the 1970's, this home retains a classic charm while offering the potential for modern updates to suit your personal taste. The layout is both functional and welcoming, making it easy to envision your life here. One of the standout features of this property is the generous parking space, accommodating up to three vehicles. This is a rare find in residential areas and adds to the overall convenience of the home. To the rear is an enclosed garden of good proportion. Situated in a peaceful neighbourhood, this property is well-connected to local amenities, schools, and transport links, making it an ideal location for families and professionals alike. With its spacious interiors and practical features, this home on Nayland Avenue is a wonderful opportunity for those looking to settle in the popular village of Gresford. Don't miss the chance to make this charming property your own.

- SEMI DETACHED DORMER STYLE PROPERTY
- TWO RECEPTIONS ROOMS
- FAMILY BATHROOM TO GROUND FLOOR
- ENCLOSED REAR GARDEN
- DESIRABLE VILLAGE LOCATION
- FOUR BEDROOMS
- KITCHEN/BREAKFAST ROOM
- AMPLE OFF ROAD PARKING
- ENERGY RATING - C
- VIEWING HIGHLY RECOMMENDED!



## Location

The property is superbly situated to enjoy a good range of local shopping, facilities and amenities in the desirable village of Gresford. The property is within easy walking distance of the local parade of shops, public house, and Maes Y Pant woodland walking trails. Also, quality education won't be a worry with top-rated primary schools like "All Saints' Gresford School" and "The Rofft School" nearby. Independent schools of King's and Queen's also situated within easy travelling distance. Furthermore, the village enjoys excellent access to Wrexham and Chester with a regular bus service and good access to the road network via the A483. Rounding off the benefits of this location, "The Pant-yr-Ochain", offers an attractive hospitality option within easy reach.

## Hallway

Upvc entrance door, stairs to first floor, storage cupboard, doors to bedroom one, living room, kitchen/breakfast room, bathroom.

## Lounge

A spacious living room with a Velux roof light window, open plan into dining area.

## Dining Room

Carpet, French style doors opening onto the garden.

## Kitchen/Breakfast Room

The kitchen area is fitted with a range of beech effect shaker style base and wall cupboards complimented by work surface areas incorporating a 1 ½ bowl stainless steel sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, Range cooker with stainless steel splashback and extractor hood above, plumbing for washing machine, space for fridge freezer, part tiled walls and upvc part glazed external door. The breakfast/living area enjoys the warmth of a log burner, upvc double glazed window to side and tiled flooring throughout.

## Bedroom One

Double bedroom located on the ground floor with carpet and a window to the front.

## Bathroom

With a white suite comprising of low flush w.c, pedestal wash basin, bath with mains thermostatic shower over, chrome heated towel rail, part tiled walls and two upvc double glazed windows.

## First Floor Landing

Doors to three bedrooms, loft access, upvc double glazed window, two door storage cupboard, additional storage cupboard housing the gas combination boiler.

## Bedroom Two

Upvc double glazed window to side, radiator and eaves storage space.

## Bedroom Three

Upvc double glazed window to front and radiator.





## Bedroom Four

Currently used as a home office with upvc double glazed window overlooking the rear garden and radiator.

## Outside

Front - Ample off road parking on a gravelled front drive with lawn to side and gate to rear garden.

Rear - A lawned garden with timber decked rear patio beyond which is ideal for outdoor entertaining, cold water tap, quality garden shed (14'0 x 6'0) with window to side, flowerbeds and part timber lapped fencing.

## 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







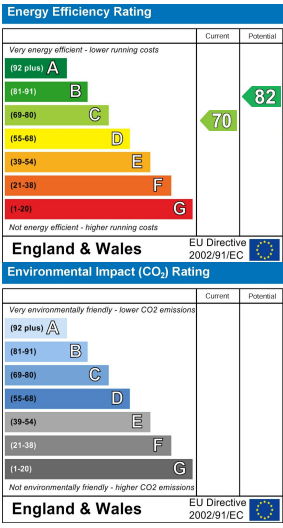
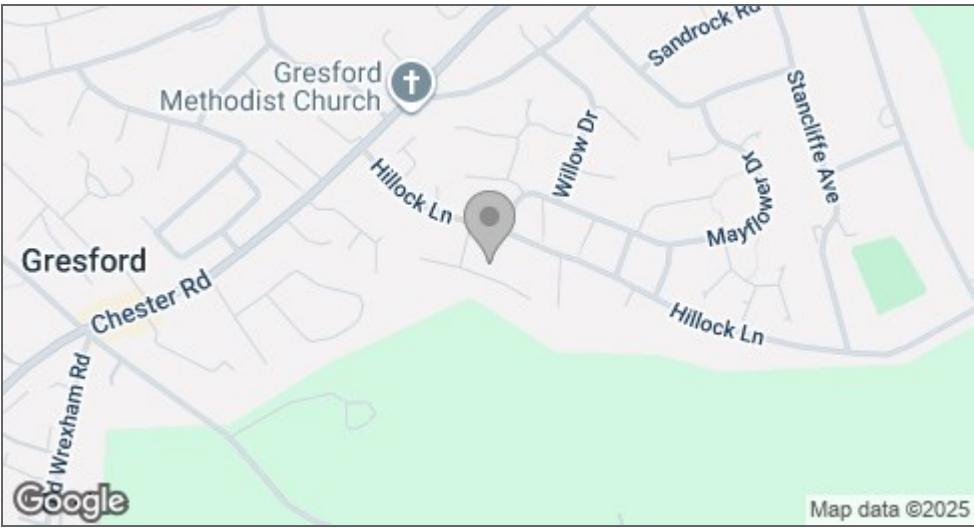












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