



27

Gresford | Wrexham | LL12 8NG

£200,000

MONOPOLY
BUY ■ SELL ■ RENT

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Nestled in the popular area of Newtown, Gresford, Wrexham, this delightful end terrace house offers a perfect blend of character and modern living. Spanning an inviting 642 square feet, this home features two well-proportioned reception rooms and a modern kitchen, ideal for both relaxation and entertaining. The layout is thoughtfully designed to maximise space and light, creating a warm and welcoming atmosphere throughout. The two bedrooms provide ample accommodation, making it suitable for couples, small families, or those seeking a peaceful retreat. The property includes a well-appointed bathroom, ensuring convenience for daily routines. Outside, you will find parking for one vehicle, a valuable asset in this desirable location. Gresford is a lovely community, offering a range of local amenities and excellent transport links, making it easy to explore the surrounding areas. This charming end terrace house is a wonderful opportunity for anyone looking to settle in a friendly neighbourhood with a rich sense of history. Don't miss the chance to make this delightful house your new home.

- A TWO BEDROOM END OF TERRACE
- TWO RECEPTION ROOMS
- STYLISH MODERN KITCHEN
- GROUND FLOOR BATHROOM
- OFF ROAD PARKING
- LOW MAINTENANCE GARDEN
- SOUGHT AFTER VILLAGE LOCATION
- VIEWING ADVISED!



Location

The property is superbly situated to enjoy 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. 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.

Lounge

Carpet, window to front, composite entrance door, fireplace alcove.

Dining Room

Carpet, window to rear, stairs to first floor, electric fire with complementary surround, opening to kitchen.

Bathroom

Panel bath, mains shower over, wc, hand wash basin, window to side, vinyl flooring, extractor, aqua panel splash back.

Kitchen

Modern range of wall and base units, complementary worktops, inset stainless steel sink drainer, mixer tap, window to side, single oven, dishwasher, gas hob, extractor, space for washing machine and fridge freezer, orangery glazing to ceiling, upvc external door to side, spotlights.

First Floor Landing

Carpet, doors to bedrooms, loft access.

Bedroom One

Carpet, window to front.

Bedroom Two

Carpet, window to rear, storage cupboard housing Worcester gas combi boiler.

Outside

Off road parking space to rear, hardstanding area to rear of the extension extending to one side with outdoor storage shed.

Beyond the parking area is a garden with planted border, artificial grass, brick wall to front and side, providing a good degree of privacy.

Additional Information

Re roofed approx 5 years ago... Gas central heating...Upvc double glazing

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



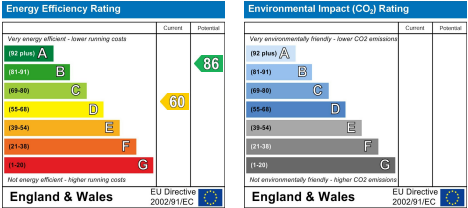


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