



4

Wrexham | LL12 8NQ

Offers In Excess Of £400,000

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# 4

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A beautifully appointed and impressively spacious 5 bedroom, 2 bathroom detached property located in the desirable village of Gresford. The property has been extended to produce a substantial family home, offering 5 double bedrooms, large lounge and a fantastic L-shaped kitchen room/dining room/ family room which can only truly be appreciated when viewing. The popular village of Gresford benefits from a wealth of local amenities including various shops, pub, good primary schools, picturesque duck pond and also has excellent access to both Chester and Wrexham either by car or the frequent bus service. In brief the property comprises of; hallway, downstairs w.c, large kitchen/dining/ family room and lounge to the ground floor and 5 double bedrooms, en-suite and family bathroom to the first floor.

- A beautifully appointed 5 bedroom detached family home
- Extended to produce spacious living accommodation
- 5 Double bedrooms
- En-suite
- Superb kitchen/dining/family room
- Ample off road parking
- Desirable village location
- VIEWING HIGHLY RECOMMENDED





### Hallway

A lovely, welcoming hallway with wood effect flooring, double doors to a storage cupboard and a separate door to another useful storage area, stairs off to the first floor, double glazed window to the side.

### Downstairs W.C

Fitted with a low level w.c, wash hand basin with vanity unit under, wood effect flooring, double glazed window.

### Kitchen/Dining/Family Room

23'0" max x 21'10" max (7.02m max x 6.67m max)  
A superb room incorporating the kitchen/dining area with a family room as well. The kitchen is well appointed with a full range of bespoke oak wall, drawer and base units, granite work surfaces with inset belfast sink, integrated dishwasher and washing machine, large 'belling' gas cooker with double oven and 8 ring gas hob, stainless steel splash back and extractor fan over, space for an American bridge freezer, built in breakfast bar area, double glazed window, tiled flooring, door off to the side of the property.

The family room area forms an L-shape off the kitchen with 2 double glazed windows to the front, continuation of the tiled flooring.

### Lounge

23'0" x 11'3" (7.02m x 3.44m)

A spacious and beautifully presented lounge with an attractive central fireplace with open fire, tiled surround and hearth and ornate timber mantel, double glazed window to the front, sliding patio doors off to the rear garden, wood effect flooring.

### First Floor Landing

With a part galleried staircase up to the first floor landing with a double glazed window to the side, carpeted flooring, access to the loft space.

### Bedroom 1

11'3" x 10'8" (3.45m x 3.27m)

Well presented with 2 double glazed windows to the rear, carpeted flooring, fitted wardrobes and high level units, door to the en-suite.

### En-suite

Fitted with a low level w.c, wash hand basin, fully tiled shower cubicle, tiled flooring.

### Bedroom 2

13'5" x 10'8" (4.10m x 3.27m)

Again a good size double bedroom with 2 double glazed windows to the rear, carpeted flooring.

### Bedroom 3

11'3" x 8'7" (3.44m x 2.62m)

With 2 double glazed window to the front, carpeted flooring.

### Bedroom 4

11'1" x 8'7" (3.40m x 2.63m)

With 2 double glazed windows to the front, wood effect flooring.

### Bedroom 5

10'6" x 8'2" (3.21m x 2.50m)

Another double bedroom with a double glazed window to the front, wood effect flooring.

### Family Bathroom

8'3" x 8'1" (2.53m x 2.47m)

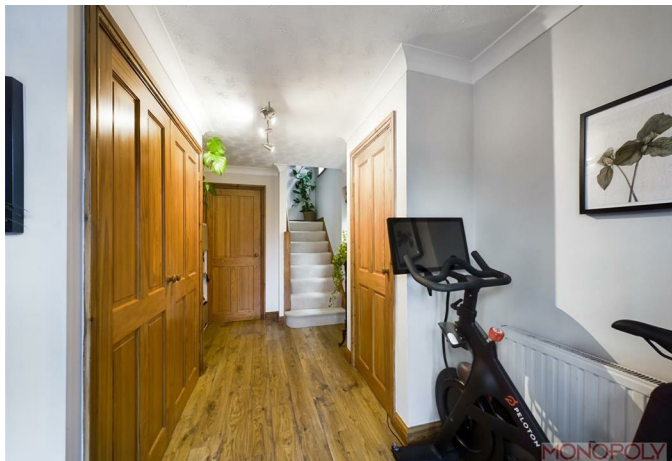
A stunning, beautifully appointed bathroom fitted with a 4 piece suite comprising of a low level w.c, wash hand basin, freestanding roll top bath, large walk in shower with 'rainforest' style shower head over, part tiled walls, tiled flooring, double glazed window.

### Rear Garden

To the rear is a paved patio immediately adjacent to









the rear of the property with steps to either side up to a lawned garden offering a good degree of privacy and a decked seating area. There is access at the side leading to the front of the property.

#### **Front**

To the front is a large paved driveway providing ample off road parking.

#### **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.







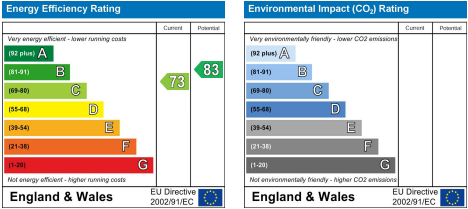








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