



61

Wrexham | LL12 8EN

£640,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT



61

Wrexham | | LL12 8EN

Situated in the highly desirable residential area of Gresford, this immaculate five-bedroom detached family home is offered for sale with no onward chain. The property has undergone a comprehensive renovation, including new external rendering, rewiring, the installation of a contemporary kitchen, new bathrooms and en-suites, updated décor, landscaped gardens, and much more. The spacious accommodation comprises an inviting entrance hall, three reception rooms, an open-plan kitchen and dining area, a utility room, and a downstairs WC. To the first floor are five generously sized double bedrooms and a newly fitted family bathroom. The principal bedroom further benefits from a dedicated dressing area and a stylish en-suite shower room, while bedrooms three and four share a modern Jack and Jill en-suite. The home has been fully redecorated and fitted with new flooring throughout. Externally, the property enjoys a newly landscaped garden, a gravelled driveway providing ample off-road parking, and a detached double garage. Located on a quiet lane in Gresford, the property is within walking distance of a range of local amenities including shops, schools, and eateries. The area also offers scenic wildlife walks, including access to the Gresford Quarry Nature Reserve. With close proximity to the A483, Gresford is ideally positioned for easy access to Wrexham, Chester, and beyond.

- FIVE DOUBLE BEDROOM DETACHED FAMILY HOME
- RENOVATED THROUGHOUT
- MODERN NEWLY FITTED KITCHEN/UTILITY/DINING AREA
- THREE RECEPTION ROOMS
- TWO EN-SUITE AND NEWLY FITTED BATHROOM
- DOUBLE INTEGRAL GARAGE
- DRIVEWAY FOR MULTIPLE VEHICLES
- LANDSCAPED GARDEN AND PATIO AREAS
- POPULAR VILLAGE LOCATION
- NO CHAIN



Entrance Hall

A solid wooden door with frosted glazing opens into this inviting entrance hall, finished in soft neutral tones with plush carpeting throughout. A striking wooden staircase with contrasting tones rises to the first floor, complemented by recessed LED lighting and two radiators, one of which is a contemporary vertical design. Doors lead off to the office, cloakroom, sitting room, and kitchen, enhancing both flow and functionality within the home.

Open Plan Kitchen/Dining Room

A beautifully designed 'Vren' kitchen featuring sleek gloss units with complementary marble effect work surface with matching marble-effect splashback, creating a seamless and luxurious finish. Integrated appliances including an induction hob, double oven, extractor, dishwasher, and fridge/freezer. There is a stainless steel sink unit with mixer tap above. A central island with drawers and herringbone wood-topped click flooring add style and practicality, while bi-fold doors open out to the rear garden—perfect for entertaining. Recessed LED lighting, under-cabinet lighting and striking pendant lights enhance the contemporary finish. The kitchen opens into a breakfast/dining area with uPVC window fitted with venetian blinds to the front elevation and ceiling light point. There is a further opening into the utility area.

Utility

Useful space with a continuation of the sleek gloss units with space and plumbing for washing machine and tumble dryer. Fitted stainless steel sink unit and drainer with mixer tap over for practicality. Door leading into the double garage, ceiling light point, cupboard housing wall mounted combination boiler and a further uPVC double glazed door leading to the garden area.

Snug

UPVC double glazed french patio doors leads onto the patio area. Plush carpet flooring, ceiling light point and panelled radiator.

Sitting Room

Hardwood glazed doors lead to the sitting room, featuring a newly fitted media wall with modern electric fireplace, fitted shelving, wall panelling and mood lighting. Two uPVC double glazed windows to the rear elevation with venetian blinds. Carpet flooring, panelled radiator, ceiling light point and wall lighting.

Office

Double doors opening into the office area or additional reception room with uPVC double glazed window to the front elevation with venetian blinds, recessed LED lighting, panelled radiator and plush carpet flooring.

Cloakroom/WC

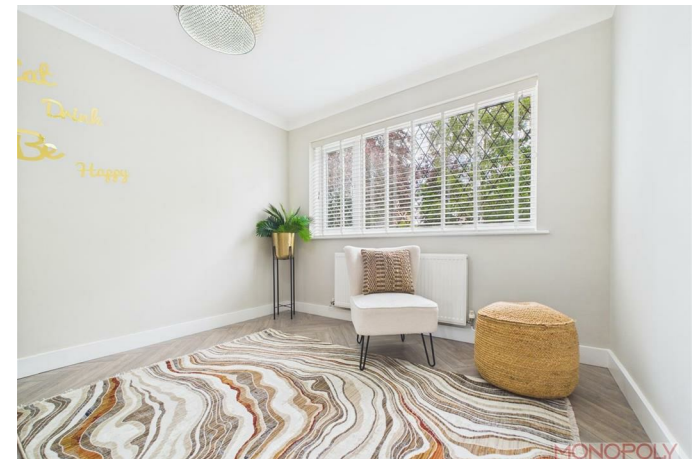
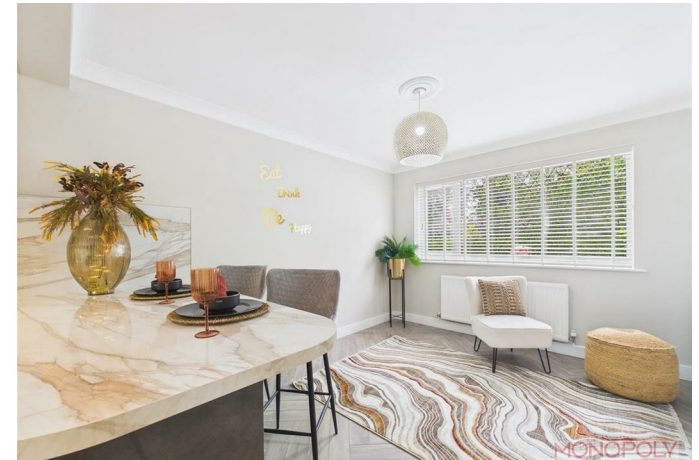
Two piece suite comprising low level WC and wash hand basin with vanity unit under. Heated towel rail, brick style tiled walls, inset LED lighting and uPVC double glazed frosted window to the side elevation with venetian blinds.

Landing Area

A spacious landing area with two uPVC double glazed leaded windows to the front elevation, continuation of recessed LED lighting, plush carpet flooring, cupboard housing water cylinder doors off to bedrooms and bathroom.

Principal Bedroom

UPVC double glazed windows to the rear elevation with venetian blinds, panelled walls, plush carpet flooring, ceiling light point, panelled radiator and opening into dressing area.





Dressing Area

Fitted with a range of mirrored wardrobes filled with shelving, clothing rails and drawers, recessed LED lighting, continuation of plush carpet flooring leading to en-suite.

En-suite

A beautifully appointed en-suite comprising of a three piece suite to include a low-level WC, modern wall-mounted vanity unit with integrated basin and chrome fitting and walk-in shower with a glazed screen and rainfall shower head. Fully tiled in elegant neutral tones, complemented by a feature mosaic border. Recessed LED lighting and leaded uPVC double glazed window. Panelled radiator.

Bedroom Two

UPVC double glazed window to the rear elevation, plush carpet flooring, ceiling light point, panelled radiator and fitted wardrobe with sliding doors.

Bedroom Three

UPVC double glazed window to the front elevation, plush carpet flooring, ceiling light point and panelled radiator. Door leading to the en-suite shower room.

'Jack and Jill' En-suite

Contemporary three piece suite to comprise a low-level WC, vanity unit with integrated wash hand basin and double enclosed walk-in mains shower. Recessed LED lighting, part tiled walls and flooring. Door leading into bedroom four.

Bedroom Four

UPVC double glazed window to the rear elevation, plush carpet flooring, ceiling light point, panelled radiator and fitted wardrobes with sliding doors.

Bedroom Five

UPVC double glazed windows to the front elevation, plush carpet flooring, ceiling light point and panelled radiator.

Family Bathroom

Three piece suite to comprise a double walk in shower cubical, standalone roll-top bath and floating vanity unit with integrated wash hand basin and low level WC. Fully tiled throughout, wall light, inset LED lighting and uPVC double glazed leaded window to the front elevation.

Outside

Externally, the property benefits from a spacious gravelled driveway to the front, providing off-road parking for multiple vehicles. The frontage is attractively bordered with a variety of mature shrubs, brick walling, and fencing for added privacy. Gated access to both sides of the property leads to paved patio areas, continuing through to the rear garden. The rear garden has been recently landscaped to create a stylish and low-maintenance outdoor space. It features a spacious paved patio—ideal for outdoor dining and entertaining—alongside gravelled sections and shaped lawned areas, bordered by raised beds with timber edging. Mature hedging and trees enclose the garden, providing a high degree of privacy. The layout offers both visual appeal and practicality, making it an excellent space for family enjoyment or relaxing in the warmer months.

Garage

The double garage features an electric up and over door, power and lighting. There is an internal door leading to the utility area.



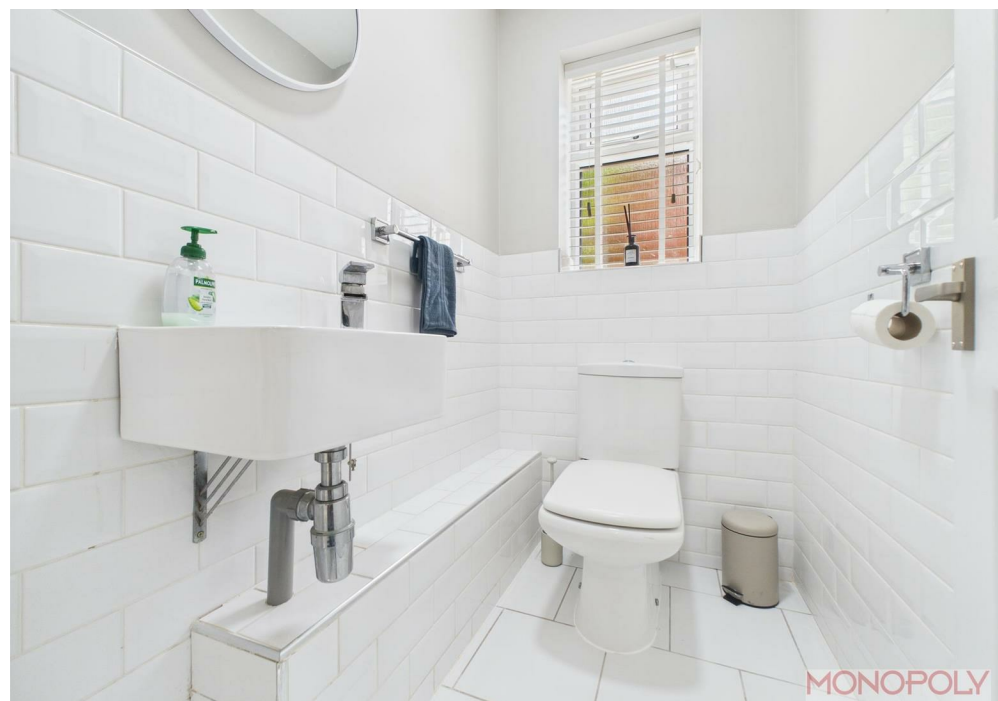
Additional Information

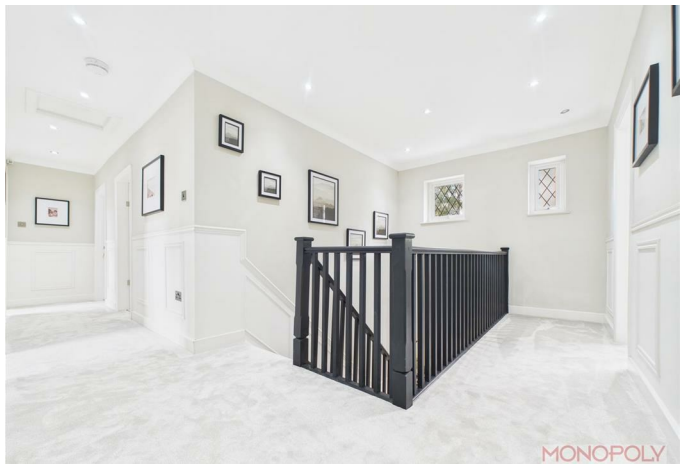
The property has undergone a full scheme of renovation with still some finishing to be completed. Work completed includes rendering the property, new fascia, soffits and drainpipes, landscaped drive and garden areas. Newly fitted kitchen, family bathroom, two en-suite, utility and downstairs WC. Some re-wiring, re-plumbing, a media wall and new soft furnishings to include carpets and blinds. The property has been re-decorated throughout.

Important Information

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.

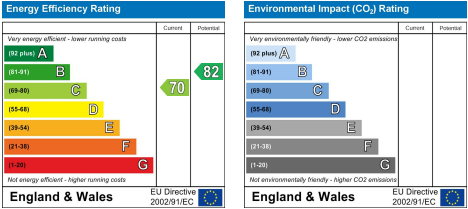
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.







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 MISDESCRIPTONS 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

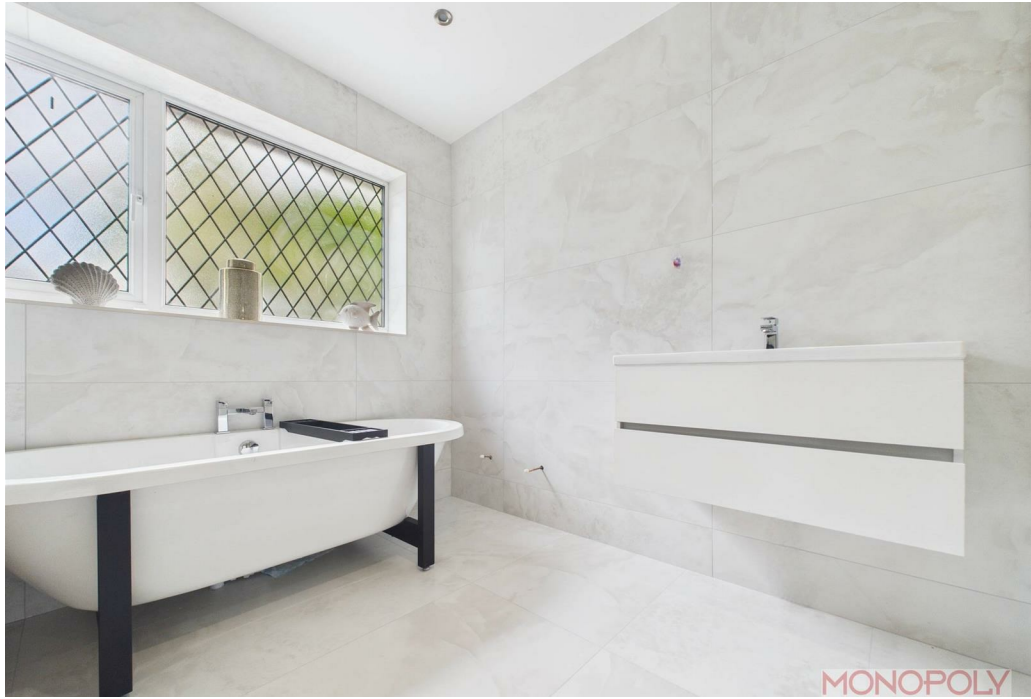
















Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT