

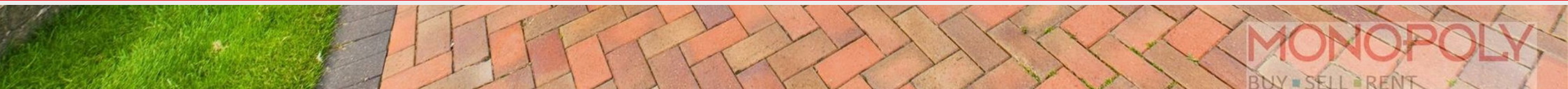


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Wrexham | | LL12 8EG

£550,000

**MONOPOLY**  
BUY ■ SELL ■ RENT



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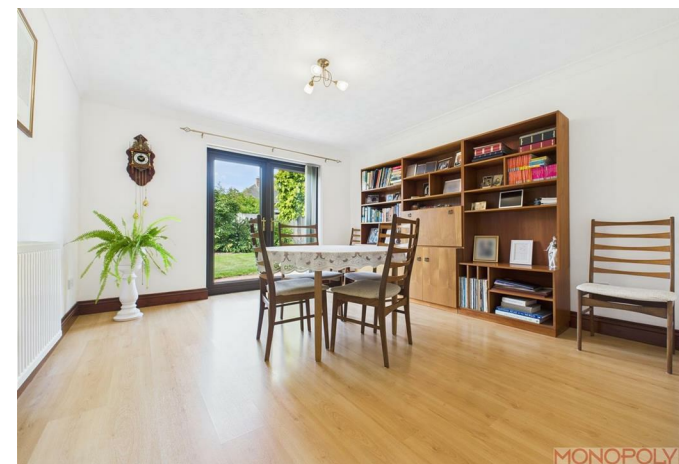


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Wrexham | | LLI2 8EG

Located in the sought-after residential area of Gresford, this impressive four double bedroom family home has been lovingly maintained by the same owners since its construction 36 years ago. Set within a peaceful cul-de-sac, this spacious property offers versatile living accommodation ideally suited to modern family life and must be viewed to fully appreciate the generous proportions throughout. In brief, the accommodation comprises an entrance porch, welcoming hallway, downstairs WC, a spacious lounge, separate dining room, kitchen/breakfast room and a utility room – providing ample ground floor living space. To the first floor are four well-proportioned double bedrooms, including a principal bedroom with en-suite, a dedicated office, useful store room, and a family bathroom. Externally, the property enjoys beautifully maintained gardens to both the front and rear, a driveway providing off-road parking for multiple vehicles, and a double garage. 'Chetwyn Court' is a quiet cul-de-sac within Gresford, a desirable village offering a range of amenities including shops, cafes, reputable schools, and excellent transport links to Wrexham, Chester and the surrounding areas.

- SPACIOUS DETACHED FAMILY HOME
- FOUR DOUBLE BEDROOMS PLUS OFFICE
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST PLUS UTILITY
- SPACIOUS HALLWAY/PORCH/DOWNSTAIRS WC
- PRINCIPAL BEDROOM WITH EN-SUITE
- DOUBLE GARAGE AND DRIVEWAY
- GARDENS TO FRONT AND REAR
- POPULAR VILLAGE LOCATION
- CUL-DE-SAC LOCATION



### Entrance Porch

UPVC double glazed door with side panel leading into entrance porch with tiled flooring, wall light and hardwood glazed door and side panel leading into entrance hallway.

### Entrance Hallway

A spacious entrance hallway featuring an under-stairs cloakroom area with rail, shelving and sensor lighting. Wooden laminate flooring, coved ceiling, panelled radiator, telephone point, two ceiling light points and one wall light, stairs rising to first floor and doors off to lounge, downstairs WC, dining room and kitchen.

### Living Room

A spacious lounge with Bay style uPVC double glazed window to the front elevation with vertical blinds and uPVC double glazed tilt and slide door with vertical blinds to the rear patio area. Living flame gas fire with marble back, hearth and wooden surround. Carpet flooring, coved ceiling, two panelled radiators, ceiling light point and wall lighting.

### Dining Room

UPVC double glazed 'French' style doors leading to garden area. Wooden laminate flooring, ceiling light point, panelled radiator, coved ceiling and door into hallway.

### Kitchen/Breakfast Room

Housing a range of wooden wall, drawer and base units with complimentary work surface over. Integrated appliances to include a dishwasher, four-ring gas hob with extractor over and an eye-level 'Hotpoint' electric double oven and grill. 1 1/2 stainless steel sink unit with mixer tap over. Ample space for breakfast table. Space for under-counter fridge and space for microwave. Recessed LED lighting, tiled flooring and splash-back tiling, coved

ceiling, panelled radiator, uPVC double glazed window to the rear elevation and wooden glazed door into utility.

### Utility

Housing a range of base units with stainless steel sink unit. Space and plumbing for washing machine and tumble dryer. Space for additional white goods, tiled flooring and splash-back, panelled radiator, feature LED panel lighting and uPVC frosted double glazed door and window to the side elevation.

### Downstairs WC

Two piece suite comprising a WC and floating wash hand basin with tiled splash-back. Wooden laminate flooring, panelled radiator and ceiling light point. UPVC double glazed frosted window to the front elevation.

### Landing Area

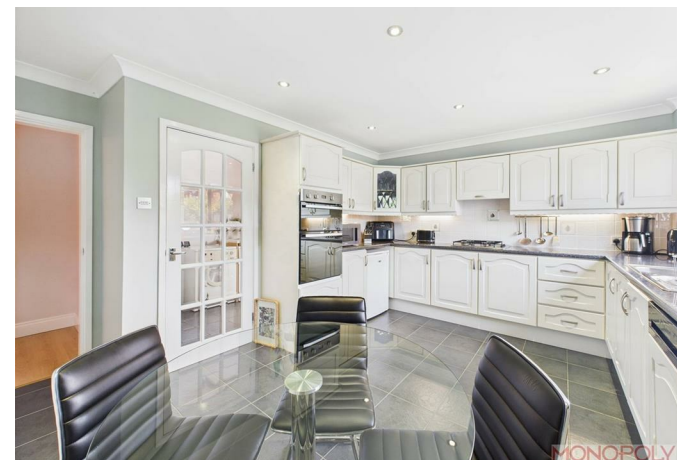
Spacious landing area with airing cupboard comprising of shelving and a panelled radiator. Recessed LED lighting, access to boarded loft, doors to bedrooms, bathroom and study.

### Bedroom One

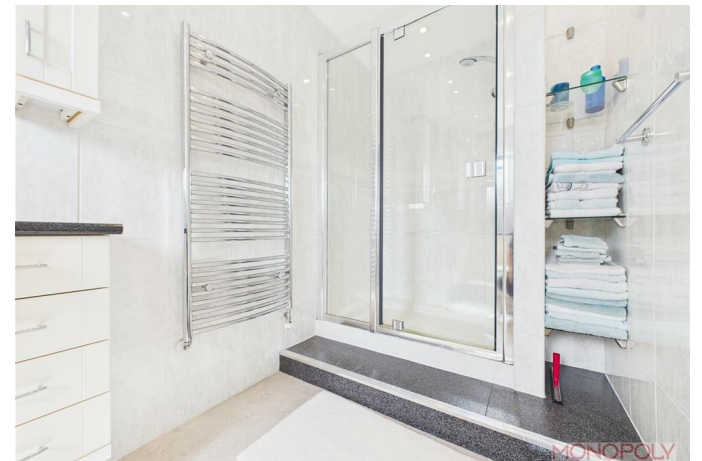
Principal bedroom with uPVC double glazed window to the front elevation with vertical blinds. Housing a range of fitted wardrobes with clothing rail and shelving. Carpet flooring, ceiling light point and panelled radiator. Door leading into en-suite.

### En-suite Shower Room

Three piece suite comprising WC, wash hand basin sat in a vanity unit with shelving and drawers and a double walk-in mains shower cubical with glass screen. Additional wall-mounted storage with vanity mirror and down-lighting. Chrome heated towel rail, glass tiled shelving, non-slip vinyl flooring, recessed LED lighting, tiled walls, extractor and uPVC double glazed window to the side elevation.









**Bedroom Two**

UPVC double glazed window to the rear elevation. Wooden laminate flooring, panelled radiator, and ceiling light point.

**Bedroom Three**

UPVC double glazed window to the rear elevation. Carpet flooring, panelled radiator, and ceiling light point.

**Bedroom Four**

UPVC double glazed window to the front elevation. Housing a range of fitted wardrobes with clothing rail and shelving. Fitted vanity dressing table with drawers and shelving. Carpet flooring, panelled radiator and ceiling light point.

**Office**

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point and panelled radiator. Door leading into store room.

**Bathroom**

Four piece bathroom suite comprising WC, wash hand pedestal basin, panelled bath and separate enclosed shower cubical. Fitted vanity unit, heated towel rail, tiled walls and flooring, recessed LED lighting, extractor and frosted uPVC double glazed window to the side elevation.

**Store Room**

Door from office leading into useful storage space with carpet flooring, ceiling light point and additional eave storage.

**Outside**

The property is approached via a generous block-paved driveway with space for multiple vehicles, bordered by a neatly maintained lawn and a selection of established trees, shrubs, and decorative stone. To the left, a timber gate leads to the side of the property where block paving continues, offering access to both the house and garage. The opposite side features additional storage space and a garden shed. The rear garden is beautifully landscaped and offers a superb level of privacy, enclosed by timber fencing and mature hedging. It comprises a spacious block-paved patio ideal for outdoor dining and entertaining, along with a well-kept lawn bordered by colourful planting beds and established shrubs.

**Garage**

Double garage with space for two vehicles if required. Electric up and over door, power, lighting, outside tap and boiler.

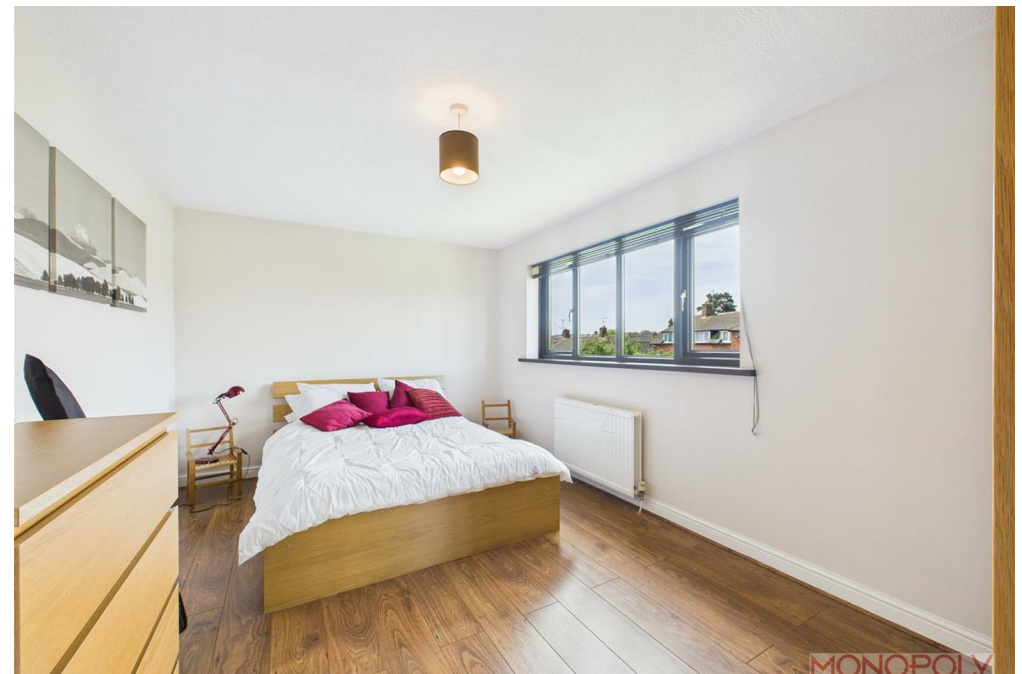
**Additional Information**

The present owners have resided in the property since it was built 36 years ago and has made a number of improvements in that time. The boiler has been serviced regularly.

**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.







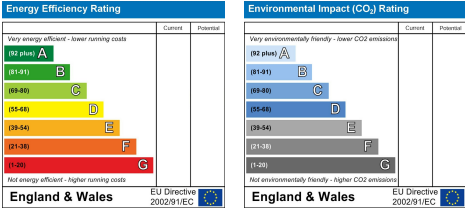


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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