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Wrexham | LL12 8NQ

Offers In Excess Of £350,000

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Situated in the desirable village of Gresford, this beautifully presented 3 bedroom, 2 bathroom detached house offers an ideal family home. One of the standout features of this home is the generous rear garden, which offers a delightful outdoor space for children to play, gardening enthusiasts to indulge their passion, or simply for family gatherings during the warmer months. The property also boasts two bathrooms, ensuring convenience for busy families. Situated in a desirable village location, this home benefits from a friendly community and easy access to local amenities. Gresford is known for its picturesque surroundings and excellent transport links, making it a perfect choice for those seeking a tranquil lifestyle while remaining connected to nearby towns and cities.

In summary, this detached house on Bodwyn Crescent is a wonderful opportunity for families looking for a beautifully maintained home in a sought-after area. With its generous garden and modern conveniences, it is sure to impress all who visit.

- A beautifully presented 3 bedroom detached property
- Generous, well maintained rear garden
- Three good size bedrooms
- 2 Bathrooms
- Off road parking and single garage
- Spacious lounge/dining room
- Desirable village location
- MUST BE VIEWED TO BE APPRECIATED



Hallway

An attractive and welcoming hallway with stairs off to the first floor, wood effect flooring, double glazed windows, door to an under stairs storage cupboard.

Lounge/Dining Room

A spacious and beautifully presented room with wood effect flooring, double glazed window to the front, sliding patio doors off to the rear garden.

Kitchen

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/2 sink and drainer, integrated dishwasher and refrigerator, built in electric oven, built in microwave, 4 ring electric hob, extractor fan, tiled flooring, part tiled walls, double glazed window to the rear.

Utility Room

With matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, plumbing for a washing machine, space for a dryer, large storage cupboard, door to the front of the property and to the rear garden, tiled flooring.

Shower Room

Located on the ground floor and fitted with a low level w.c, tiled flooring, pedestal wash hand basin, shower cubicle, fully tiled walls, window.

First Floor Landing

With carpeted flooring, double glazed window to the side, door to a storage cupboard.

Bedroom 1

Superbly presented with a double glazed window to the rear over looking the attractive rear garden, carpeted flooring

Bedroom 2

A double bedroom which is again well presented with a double glazed window to the front, carpeted flooring.

Bedroom 3

Well presented with a double glazed window to the front, carpeted flooring, built in storage cupboard.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath, separate shower cubicle, fully tiled walls, tiled flooring, 2 double glazed windows.

Rear Garden

A fabulous feature to this property is the extremely generous rear garden. Immediately to the rear of the property is an extensive raised patio with steps down to a good size, lawned garden which is split into 2 parts with fantastic, well established borders and an array of mature trees, shrubs and fauna and feature lamp post. There is also a door allowing access to the single garage.

Front

To the front is a lawned garden with a tarmac driveway providing ample off road parking and leading to a single garage with electric door.

Important Information

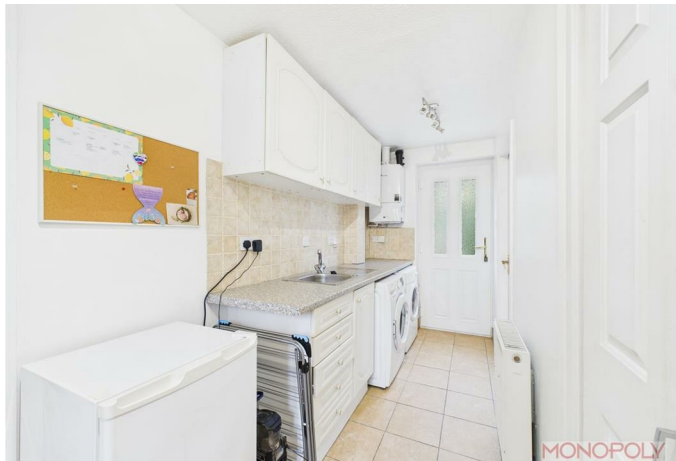
MONEY LAUNDERING REGULATIONS 2003

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.

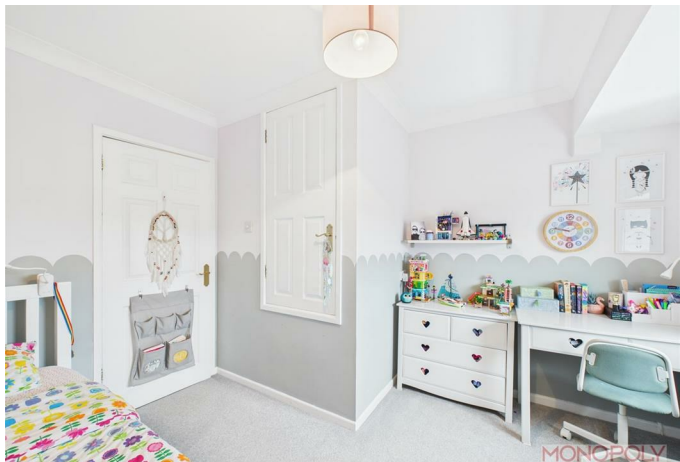




A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check 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.







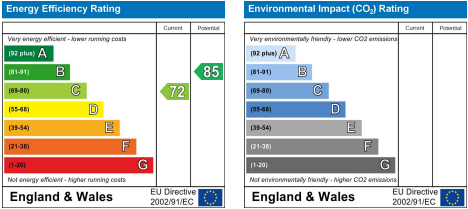


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