



21

Wrexham | LL12 8HF

£325,000

MONOPOLY
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A beautifully presented and spacious 4 bedroom bungalow located in the desirable village of Gresford. The property has under gone significant improvements from the current owner including a garage conversion to produce an extra bedroom, new kitchen and bathroom, full re-wire and a new boiler installed around 2 1/2 years ago. This excellent property also has 3 further bedrooms and an extension to the rear forming a good size kitchen/dining room, all of which can only truly be appreciated when viewing the property. The popular village of Gresford benefits from an array of local amenities including various shops, good primary school, pleasant walks and has superb access to both Wrexham and Chester either via car or the frequent bus service. In brief the property comprises of; entrance hall, lounge, inner hallway, kitchen/dining room, 4 bedrooms and a bathroom.

- A beautifully presented 4 bedroom link detached bungalow
- Spacious and versatile living accommodation
- Significant improvements made by the current owner
- Garage conversion to produce a further bedroom
- Extended to the rear to produce a lovely kitchen/dining room
- Good size rear garden
- Off road parking
- Desirable village location



Entrance Hallway

With wood effect flooring, door to a useful storage cupboard.

Lounge

A good size, well presented lounge with a double glazed window to the front, carpeted flooring.

Inner Hallway

With carpeted flooring, doors off to the bedrooms, kitchen/dining room and bathroom, access to the loft space.

Kitchen/Dining Room

Extended to produce a fantastic kitchen/dining room with the dining area having wood effect flooring and a double glazed window to the side. The kitchen is well appointed with a range of attractive base and drawer units, working surface with inset sink and drainer, space for a cooker, integrated dishwasher, space for a large fridge/freezer, continuation of wood effect flooring, 2 double glazed windows, part tiled walls, door to the rear garden.

Bedroom 1

A spacious bedroom with a double glazed window to the front, carpeted flooring.

Bedroom 2

Well presented with a double glazed window to the rear, carpeted flooring.

Bedroom 3

With carpeted flooring, double glazed sliding doors off to the rear garden.

Bedroom 4

With carpeted flooring, double glazed window to the side.

Bathroom

Well appointed with a white suite comprising of a low level w.c, wash hand basin with vanity unit under, bath with thermostatic shower with dual shower head over, easy clean panelled walls, wood effect flooring, double glazed window.

Rear Garden

To the rear is a good size well maintained garden with a paved patio leading on to a lawned garden. There is access to a good size brick built outside store with potential to be converted into an office which has mains electric, plumbing for a washing machine and space for a dryer. There is gated access to a path that leads to the front.

Front Garden

To the front is a lawned garden with a concrete driveway providing off road parking.

Important Information

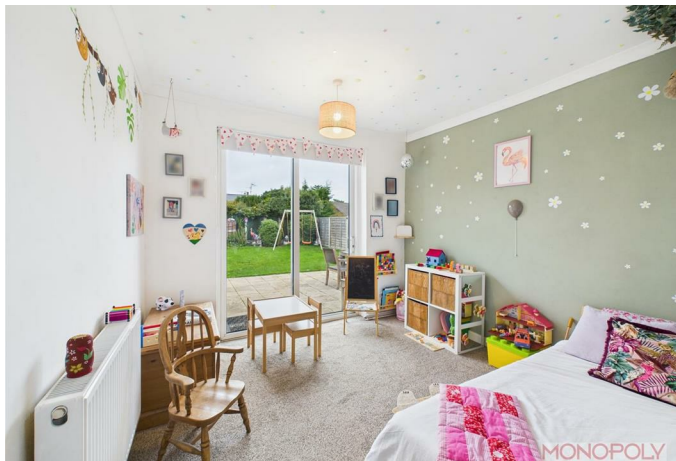
MONEY LAUNDERING REGULATIONS 2003

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.

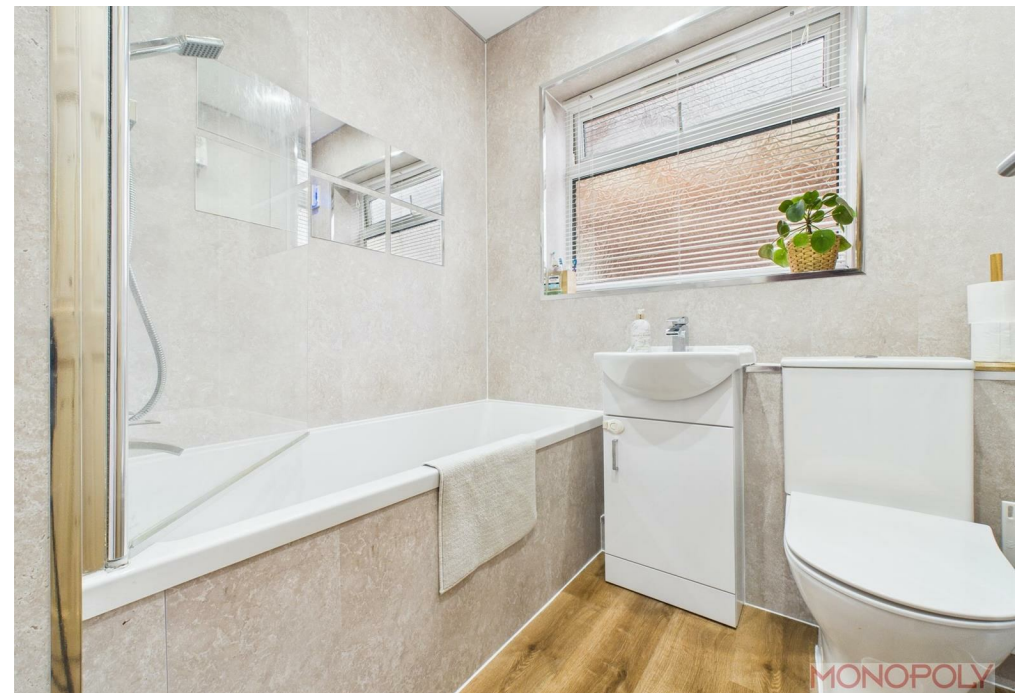
THE PROPERTY MISDESCRIPTIONS ACT 1991

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



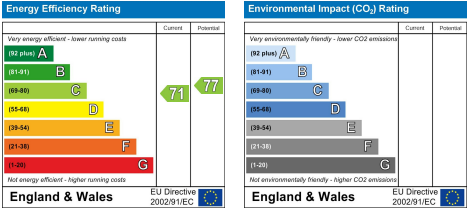


ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any 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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