



28

Gresford | Wrexham | LL12 8NS

Offers In The Region Of £290,000

MONOPOLY
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MOTIVATED SELLER..OPEN TO NEGOTIATION!

Nestled in the charming area of Annefield Park, Gresford, Wrexham, this delightful detached bungalow Spanning an inviting 952 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for couples, small families, or those seeking a peaceful retirement retreat. Upon entering, you are welcomed into a spacious reception hall that provides access to both bedrooms, a lounge/diner, a kitchen with door through to the rear porch and a wet room style shower room. The property is within easy walking distance of the local parade of shops, public house, local primary school and Maes Y Pant woodland walking trails. Furthermore, the village enjoys excellent access to Wrexham and Chester with a regular bus service and good access to the road network via the A483. With its single-storey design, this property is particularly appealing for those who prefer to avoid stairs, providing ease of access and a sense of security. The property boasts wrap around gardens, ample off road parking and a single garage. Do not miss the chance to make this charming bungalow your new home. NO CHAIN!

- A TWO DOUBLE BEDROOM DETACHED BUNGALOW
- CORNER PLOT - WRAP AROUND GARDEN
- POTENTIAL FOR IMPROVEMENT
- SOUGHT AFTER VILLAGE LOCATION
- LOUNGE/DINER
- KITCHEN
- WET ROOM STYLE SHOWER ROOM
- GENEROUS RECEPTION HALL
- GAS CENTRAL HEATING
- NO ONWARD CHAIN!



Entrance Porch

The property is entered through an automatic front door which opens to quarry tiled flooring and a glazed door opening to the reception hall.

Hall

Built-in cupboard housing the gas Worcester combination boiler and with doors off opening to the living/dining room, kitchen, both bedrooms and also to the shower room.

Lounge/Diner

A double aspect room with windows to both front and side elevations with two radiators and featuring a living flame gas fire with a marble hearth and an Adams style fire surround.

The agents are advised that the original parquet flooring runs throughout the room under the carpet.

Kitchen

Fitted with a range of wall, base and drawer units along with work surfaces housing stainless steel single drainer sink unit with mixer tap. The walls are fully tiled with a radiator, serving hatch opens into the dining area of the living/dining room, a window faces the rear porch and a UPVC double glazed door also opens to the rear porch.

Rear Porch

Constructed of a low brick wall with a UPVC double glazed frame, having space and plumbing for a washing machine and a UPVC double glazed door opening to the side elevation of the property.

Shower Room

Wet room style shower room with wall mounted electric shower and protective screen, a low level dual flush WC, wash hand basin, fully tiled walls with a radiator and an opaque window facing the rear elevation.

Bedroom One

Fitted with a range of wardrobes with a mirror insert, timber flooring, a window to the rear elevation and a radiator. The agents are advised that the original parquet floor runs under the existing laminate flooring.

Bedroom Two

With a window facing the front elevation and a radiator below and fitted Louvre door wardrobes with luggage cupboards above. The agents are advised that there is parquet flooring under the carpet.

Garage

A single pitch roof Garage with a window to the side elevation access from the front through double timber doors and having power and light.

Outside

The property is situated on a corner plot which is predominantly lawned and shrubbed with a variety of mature plants and trees and a concrete pathway with railing leads to the automatic opening front door with an intercom system and alongside the property, a driveway provides parking and leads to a carport and the single detached garage. The rear garden is predominantly laid to lawn with shrub and planted borders enclosed by series of timber fence panels with an outside water supply and gated side access opening to the driveway. To the side of the property is a predominantly gravel garden with gated side access opening to the rear garden.

Additional Information

UPVC double glazing & gas central heating. TPO on cherry tree located on property boundary. Condemned gas fire in lounge.

IMPORTANT INFORMATION





*Material Information interactive report available in video tour and brochure sections.

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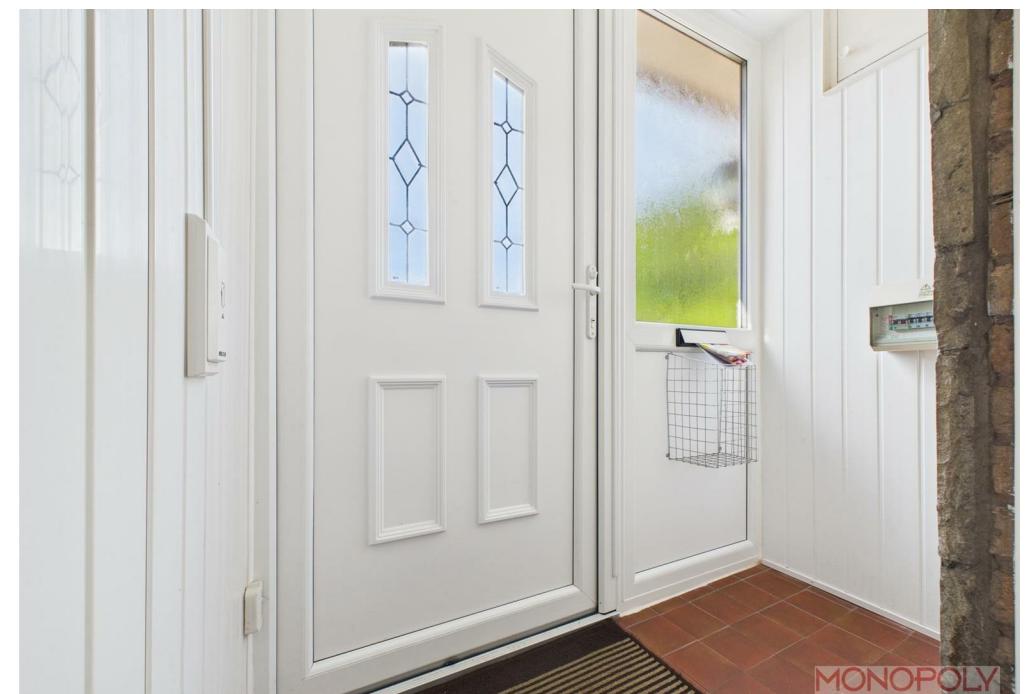
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage





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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			84
(69-80) C			
(55-68) D			69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			

EU Directive 2002/91/EC





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