



37 Annefield Park

Gresford, , LL12 8NR

Open To Offers £315,000



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Entrance Porch

A welcoming UPVC double-glazed entrance porch with matching entrance door. Fully tiled flooring. Electric meter cupboard. Attractive stained-glass internal door leading into the hallway.

Entrance Hall

A spacious and bright hallway provides access to the lounge, kitchen, shower room and bedrooms. It features a large shelved cupboard, ideal for storage. Solid block wooden flooring extends throughout the entire property, adding to the warmth and character of the home. Panel radiator.

Lounge/Diner

20' x 13' (6.10m x 3.96m)

A beautifully presented, light-filled lounge with a feature marble fireplace housing a gas fire, creating a cosy focal point. The space is further enhanced by dining area, wall lighting, and double-glazed windows offering delightful views over the front garden. The dining area enjoys privacy with a side-facing window. The wood block flooring enhances the overall aesthetic. Two panel radiators.

Kitchen

13' x 9' (3.96m x 2.74m)

A bright, well-laid-out kitchen equipped with a range of contemporary wall, drawer, and base units, complemented by a display cupboard and plate rack. Wooden style work surfaces add warmth and character, while an inset stainless steel sink with mixer tap sits beneath a UPVC double-glazed window. Integrated appliances include a built-in electric oven, four-ring hob with extractor fan, dishwasher, fridge and freezer. A further floor-to-ceiling cupboard discreetly houses the gas boiler and offers additional storage. The space features wood effect flooring, panel radiator and inset ceiling lights. A UPVC double-glazed door opens into the conservatory.

Conservatory

11'1" x 8'2" (3.38m x 2.49m)

A delightful addition to the home, this UPVC double-glazed conservatory features double glazed windows, polycarbonate roof and laminate flooring. It provides a wonderful space to relax while enjoying views of the beautiful garden. Double doors lead directly to the patio and rear garden area.

Shower Room

A stylish three-piece suite with a walk-in corner shower featuring a shower attachment, wash hand basin with mixer tap, and low-level WC. The space is fully tiled, with a frosted UPVC double-glazed window to the rear, a panel radiator. Access to the loft for additional storage.

Bedroom One

13' x 9' (3.96m x 2.74m)

A well-sized and inviting bedroom with a double-glazed window overlooking the front garden. The room features fitted Sharps bedroom furniture, including double wardrobe, chest of drawers and matching bedside cabinets, all providing stylish and practical storage. Panel radiator and woodblock flooring.

Bedroom Two

13' x 10'10 (3.96m x 3.30m)

Overlooking the rear garden, this very spacious second bedroom includes 2 double fitted wardrobes with internal folding mirrors and shelving. Additionally, 2 matching bedside cabinets offer excellent storage solutions. Panel radiator and wood block flooring.

Garage

A detached single garage with a pitched slate roof, provides additional internal storage. Featuring an up-and-over door, power, lighting, window and further access via a wooden side door.

Outside

The property benefits from a well-maintained and welcoming frontage, featuring a low-level brick-built wall adorned with mature plants and shrubs. A tarmac driveway provides ample parking. The frontage also leads to a further path to the side of the bungalow, with the secure side gate to the rear patio. Gas meter. The rear garden is a private space, offering a raised bed with established bushes and a variety of plants, all enclosed by secure panel fencing. Mature oak trees flank the boundary, providing a sense of seclusion and tranquillity. A paved patio area is ideal for outdoor seating and entertaining, while an outside water tap adds practicality.

Tel: 01978 353000

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

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To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or

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Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Services.

The agents have not tested the appliances listed in the particulars.

Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



Road Map



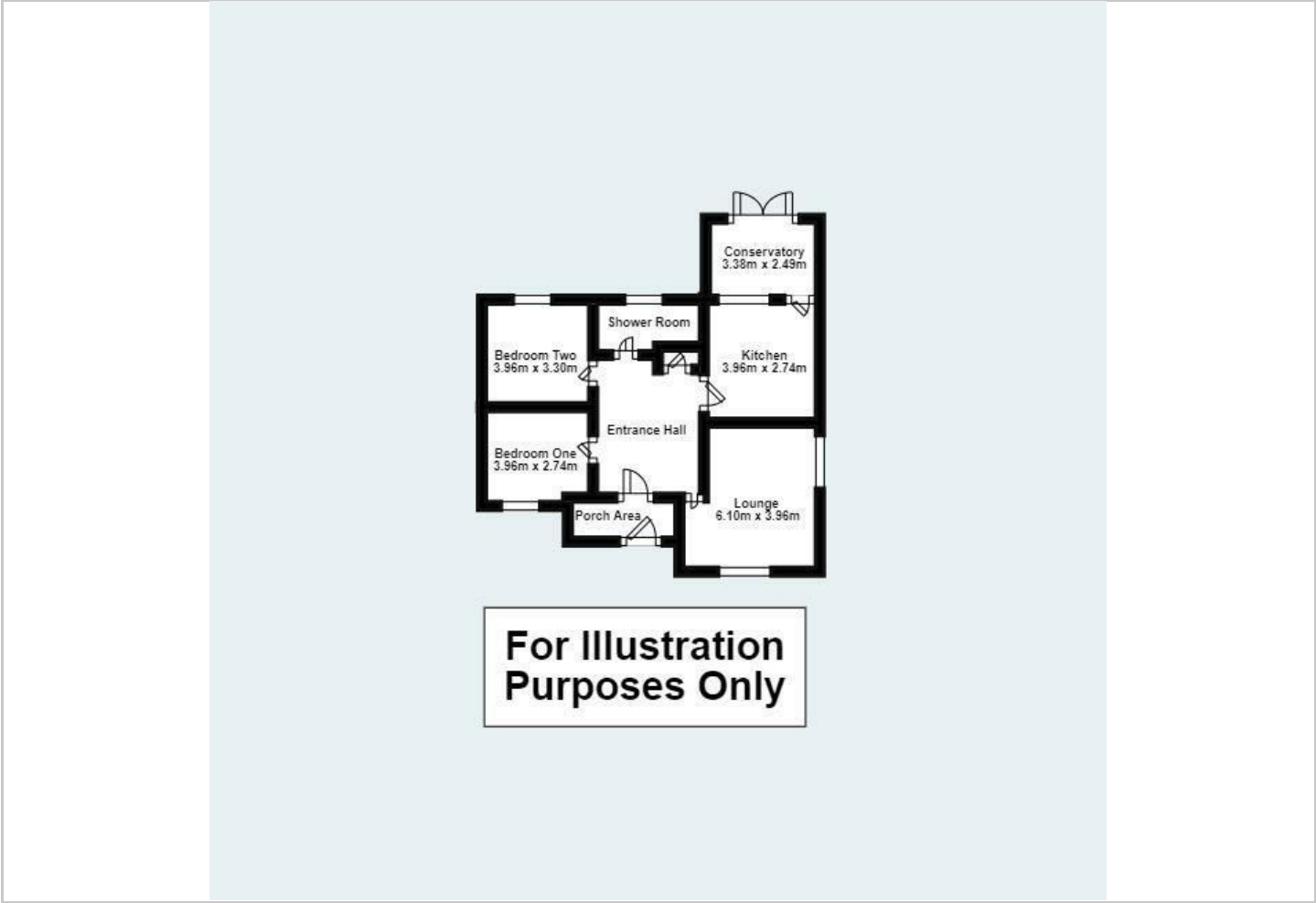
Hybrid Map



Terrain Map



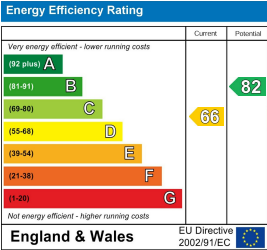
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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