



## 31 Gredington Close

Wrexham, LL13 9DQ

Offers Over £310,000



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## Entrance Hallway

UPVC double glazed door to the front elevation, oak flooring, panel radiator, and alarm control panel. Stairs leading to the first floor, doors leading off to the Lounge, Cloakroom/WC, and Kitchen.

## Cloakroom/W.C

UPVC double glazed frosted window to the Front elevation. Fitted with a two piece suite comprising a Low level WC and wash hand basin with tiled splashback. Finished with wood-effect flooring.

## Lounge

17'1" x 12'2" (5.23m x 3.71m)

UPVC double glazed window to the front elevation, feature living flame gas fire set within a marble surround with a matching hearth, panel radiator, coving to the ceiling, and wall light points. Open aspect leading into the Dining Room.

## Dining Room

9'3" x 8'2" (2.84m x 2.49m)

UPVC double glazed window to the rear elevation, panel radiator. UPVC double glazed french doors Leading to Conservatory. Door leading into:

## Kitchen/Breakfast Room

11'8" x 10'11" max (3.58m x 3.35m max)

Fitted with a range of shaker-style base and wall units with worktop surfaces over, stainless steel 1½ bowl sink unit with mixer tap, Smeg five-ring range cooker with stainless steel extractor hood above, integrated Bosch dishwasher, and under-unit fridge and freezer. Finished with plinth lighting, part-tiled walls, and grey wood-effect laminate flooring. UPVC double glazed window to the rear elevation and UPVC double glazed door to the side elevation.

## Utility Area

UPVC double glazed window to the rear elevation. Fitted with plumbing for a washing machine and space for a tumble dryer with work surface over, wall-mounted cupboard, and a two-door storage cupboard with hanging rail and electric socket. Part-glazed UPVC external door leading to the outside.

## Conservatory

13'6" x 11'1" (4.14m x 3.40m)

UPVC double glazed windows set on a brick plinth, UPVC double glazed French doors opening onto the garden. Oak flooring, radiator, lighting, and power sockets.

## Landing

UPVC double glazed window to the side elevation, panel radiator, loft access, airing cupboard with radiator and shelving. Doors leading off to Bedrooms and Bathroom.

## Bedroom One

14'0" x 8'2" (4.29m x 2.49m)

Spacious Double Bedroom. UPVC double glazed window to the front elevation, sliding mirror fronted built in wardrobes, panel radiator, and alarm panel.

## Bedroom Two

11'6" x 8'5" (3.53m x 2.57m)

UPVC double glazed window to the front elevation, built-in wardrobe with hanging space, panel radiator.

## Bedroom Three

10'2" x 8'7" (3.12m x 2.64m)

UPVC double glazed window to the rear elevation, grey wood-effect flooring, panel radiator.

## Bedroom Four

8'7" x 8'5" (2.64m x 2.57m )

UPVC double glazed window to the rear elevation offering pleasant views, grey wood-effect flooring, panel radiator. Currently utilised as an office/ Study.

## Bathroom

Fitted with a modern white suite comprising bath with mixer tap, mains thermostatic shower with Drench-style shower head and splash screen, WC, and rectangular wash basin set within a white gloss vanity unit with storage. Fully tiled walls, chrome heated towel rail, inset ceiling spotlights. UPVC double glazed frosted window to the rear elevation.

## Outside

To the Front, A spacious driveway providing private parking for 4-5 cars, decorative gravelled area, neatly shaped flowerbeds, and lawned garden.

## To the Rear

A gated side path leads to a private rear garden featuring a stone-paved patio area, perfect for outdoor seating, a lawned garden extending to the side, privacy hedging, flowerbeds, an outside cold water tap, and external lighting.

Tel: 01978 353000

### Garage

18'2" x 18'6" (5.54m x 5.64m)

Metal up and over door, Worcester gas combination boiler, UPVC part glazed side door (replaced in 2023), new soffits and fascia boards.

### 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.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### 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.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### 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.

### Services.

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

### Loans.

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

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm

### Floor Plan.

Whilst every effort is made to be as accurate as possible, these floor plans are included as a guide only. It is included as a service to our customers and is intended as a guide to layout. Not to scale.



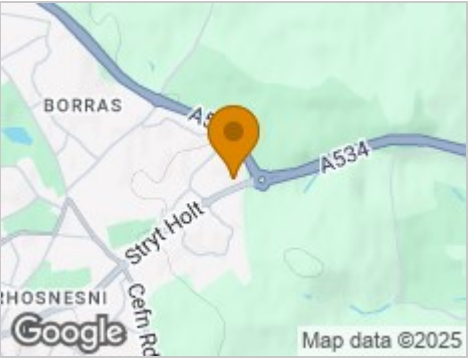
Road Map



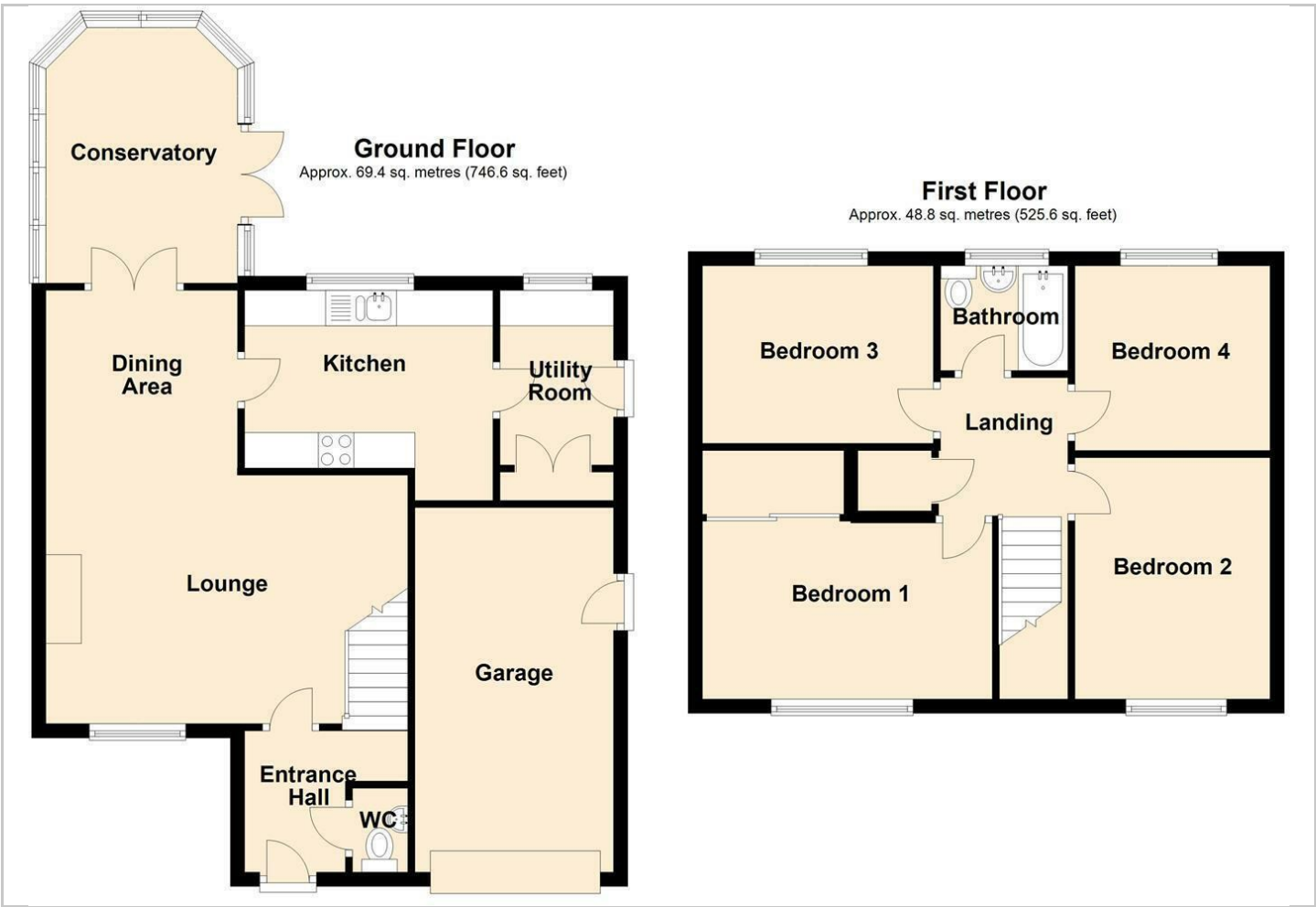
Hybrid Map



Terrain Map



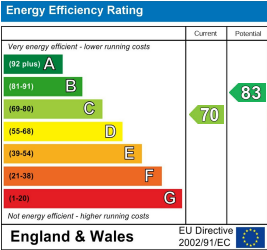
Floor Plan



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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