



| Energy Efficiency Rating | |
|---|-------------------|
| Very energy efficient - lower running costs | Current Potential |
| (92 plus) A | 70 83 |
| (81-91) B | |
| (69-80) C | |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| England & Wales EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | |
|---|-------------------|
| Very environmentally friendly - lower CO ₂ emissions | Current Potential |
| (92 plus) A | 56 83 |
| (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 | |
| England & Wales EU Directive 2002/91/EC | |

Briars End Off Pant Lane

Gresford, Wrexham,
LL12 8HB

£550,000

* DETACHED FAMILY HOME * EXCLUSIVE CUL-DE-SAC POSITION * STATE OF THE ART CINEMA ROOM. A four bedroom detached family home forming part of a small cul-de-sac off Pant Lane in the desirable village of Gresford. The entrance porch opens into a spacious hallway with wood strip flooring and open-tread staircase to the first floor. There is a dual-aspect living room with stone fireplace enjoying patio doors to the garden and a separate cinema room with projector and retractable screen. At the back of the house there is a large open-plan kitchen and dining room with adjoining utility room. On the first floor there is a galleried style landing with useful study area. The principal bedroom is impressive in its size with fitted bedroom furniture and en-suite shower room. There are three further double bedrooms, each with fitted furniture, and a family bathroom. The property benefits from gas fired central heating and has UPVC double glazing. The property is approached via a block paved driveway which leads to a detached double garage with twin up and over doors. There is a lawned garden at the front with decorative stone border and mature shrubbery. To the rear the garden is a particular feature being of a generous size and laid to lawn and an area of artificial grass, Indian stone patio. To the rear of the garage there is a further garden area with decorative stone and two raised borders.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Residential.

LOCATION

The property forms part of a small cul-de-sac off Pant lane in the popular village of Gresford. The village has a number of local shops including a newsagents, pharmacy, bakers, coffee shop, butchers, take-away, beauty salon and Spar store. There is also a village pond, pub, children's playground, opticians, dentist, church and primary school. A disused quarry, which was designated a SSSI in 1989 and was purchased in 1990 by the North Wales Wildlife Trust as a nature reserve, is also close by where pleasant walks can be enjoyed. Gresford is a small village located five miles from Wrexham and nine miles from Chester. here is a frequent bus service to Chester City centre, which provides excellent shops, restaurants, leisure facilities, schools and Railway Station (Chester Station offers a fast Intercity rail network with an approximate 2 hour service to London Euston). Road communications are excellent, being 1.5 miles from the A483 Wrexham by-pass which connects to the Chester Southerly by-pass facilitating access to the national motorway network. The Wrexham Industrial Estate, Chester Business Park and Deeside Industrial Park are all within daily commuting distance, as are the larger centres of Liverpool and Manchester which are served by international airports

THE ACCOMMODATION COMPRISES:**PORCH**

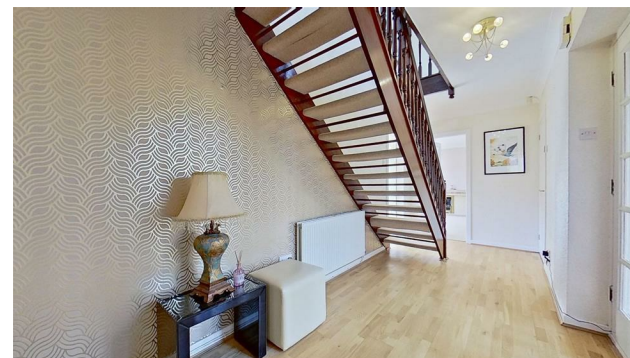
Composite double glazed entrance door with double glazed side panel, wooden panelled ceiling, exposed brickwork, and tiled floor. Double opening glazed doors to the reception hall.

RECEPTION HALL

5.44m x 1.96m plus recess (17'10" x 6'5" plus recess)



Coved ceiling, ceiling light point, double radiator with thermostat, wood strip flooring, burglar alarm control pad, thermostatic heating controls, and open-tread staircase to the first floor. Glazed doors to the living room, dining room/kitchen and doors to the utility room, cinema room and downstairs WC.

**DOWNSTAIRS WC**

1.52m x 0.86m (5' x 2'10")



Comprising: low level dual-flush WC with concealed cistern; and corner wash hand basin with mixer tap and storage cupboard beneath. Fully tiled walls with a decorative border tile, tiled floor, single radiator, coved ceiling, ceiling light point, and UPVC double glazed window with obscured glass.

**DIRECTIONS**

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the A55 Expressway continue straight across onto a stretch of dual carriageway which leads into the A483 Wrexham by-pass. Then take the first exit signposted Rossett and at the top of the slip road turn left. Follow the road down to the mini roundabout and turn right and proceed up Marford Hill. Follow the road up Marford Hill, passing the Co-op food store and Red Lion Hotel, and take the turning right into Pant Lane. Then take the third turning right into The Conifers and the property will be found towards the head of the cul-de-sac.

AGENT'S NOTES

- * Services - we understand that mains gas, electricity, water and drainage are connected.
- * The property is on a water meter.
- * Electric smart meter with Octopus Energy.
- * The property has a burglar alarm.
- * There is a CCTV installed with four cameras.
- * Low maintenance UPVC fascia boards, soffits and replacement

guttering have been fitted.

* Projector, screen, amplifier & speakers in Cinema Room are available by separate negotiation.

* A new garage roof was fitted in March 2024.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band G - Wrexham Borough Council.

AML

AML - ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

PRIORITY INVESTOR CLUB

If you are considering purchasing this property as a buy to let investment, our award winning lettings and property management department offer a preferential rate to anyone who purchases a property through Cavendish and lets with Cavendish. For more information contact Lettings Manager, David Adams on 01244 401440 or david.adams@cavendishrentals.co.uk

VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

DOUBLE GARAGE

5.21m x 5.16m (17'1" x 16'11")



Brick-built double garage with twin up and over doors, light, power and single glazed window to rear.

OUTSIDE REAR



To the rear there is a lawned garden with well stocked borders, an Indian stone flagged patio, artificial cricket crease, and blocked paved pathway. Outside water tap, and exterior lighting to side and rear. To the rear of the garage the garden has been attractively landscaped with paving, decorative stone and two raised beds.



LIVING ROOM

6.38m x 4.01m (20'11" x 13'2")



Dual-aspect living room with a UPVC double glazed bay window overlooking the front and double glazed sliding patio doors to the rear garden, feature stone fireplace and hearth housing a 'living flame' coal-effect gas fire, coved ceiling with two ceiling light points, two wall light points, and double radiator with thermostat.



CINEMA ROOM

3.63m x 3.05m (11'11" x 10')



UPVC double glazed window overlooking the front, coved ceiling with recessed LED ceiling spotlights and dimmer switch controls, radiator with radiator cover. Please note - Projector, screen, amplifier & speakers are available by separate negotiation.

KITCHEN

3.89m x 3.28m (12'9" x 10'9")



Fitted with a comprehensive range of solid wood fronted base and wall level units incorporating drawers, cupboards and a pull-out larder unit with laminated worktops and small breakfast bar. Inset one and half bowl composite Franke sink unit and drainer with chrome mixer tap. Fitted five-ring Neff gas hob with extractor above and built-in Bosch electric double oven and grill, integrated Panasonic microwave and AEG dishwasher, telephone intercom entry system, telephone point, coved ceiling with recessed LED ceiling spotlights, and UPVC double glazed window overlooking the rear garden. Doorway to utility room and open-plan to the dining room.



DINING ROOM

3.91m x 3.28m (12'10" x 10'9")

UPVC double glazed window overlooking the rear garden, coved ceiling, ceiling light point with dimmer switch control, TV aerial point, radiator with radiator cover, and wood strip flooring.

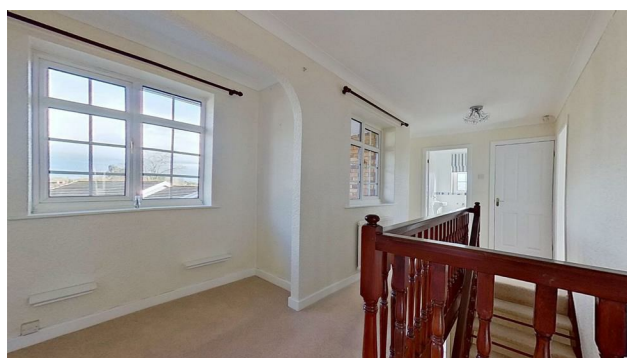
UTILITY ROOM

2.39m x 2.29m (7'10" x 7'6")



Fitted tall storage cupboard and base cupboard with laminate worktop and tiled splashback. Space for tall fridge/freezer, plumbing and space for washing machine, wall mounted Glow-Worm Fuel Saver F gas fired central heating boiler, tiled floor, coved ceiling, ceiling light point, and UPVC double glazed door to outside.

LANDING



Spacious landing with useful study area, two UPVC double glazed windows overlooking the front, telephone point, spindled balustrade, coved ceiling with two ceiling light points, smoke alarm, single radiator, and built-in airing cupboard housing the hot water cylinder and immersion heater with slatted shelf. Doors to the principal bedroom, bedroom two, bedroom three, bedroom four and family bathroom.

PRINCIPAL BEDROOM

6.35m max x 4.06m max (20'10" max x 13'4" max)



Large principal bedroom fitted with a range of bedroom furniture incorporating an L-shaped range of wardrobes with storage cupboards above, and a corner dressing table with drawer units to each side. There are two UPVC double glazed windows overlooking the front, a UPVC double glazed window to the side and UPVC double glazed window to rear, coved ceiling, ceiling light point, two wall light points, and double radiator with thermostat. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.16m x 1.78m (7'1" x 5'10")



Modern white suite with chrome style fittings comprising: tiled shower enclosure with Mira Excel shower and curved glazed sliding door; corner low level WC; and corner wash hand basin with mixer tap. Fully tiled walls with a decorative border tile, chrome ladder style towel radiator, tiled floor, recessed LED ceiling spotlights, extractor, corner mirror fronted medicine cabinet, and UPVC double glazed window with obscured glass.

BEDROOM TWO

4.01m x 3.30m (13'2" x 10'10")



Fitted with a range of bedroom furniture incorporating a corner wardrobe, dressing table/desk and two bedside cabinets, UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, and single radiator.

BEDROOM THREE

3.91m max x 3.30m (12'10" max x 10'10")



Fitted with a range of bedroom furniture incorporating wardrobes to the length of one wall with part-mirrored doors, UPVC double glazed window overlooking the rear, coved ceiling, ceiling light point, and double radiator with thermostat.

BEDROOM FOUR

3.63m x 3.05m (11'11" x 10')



Fitted with a range of bedroom furniture incorporating a triple

wardrobe and dressing table, UPVC double glazed window overlooking the front, single radiator with thermostat, and ceiling light point.

FAMILY BATHROOM

2.34m max x 2.31m max (7'8" max x 7'7" max)



White suite with gold style fittings comprising: panelled bath with wall mounted thermostatic mixer shower and glazed door; low level WC; and pedestal wash hand basin with mixer tap. Fitted wall mirror and glass shelf, tiled floor, double radiator, fully tiled walls, coved ceiling, ceiling light point, extractor, and UPVC double glazed window with obscured glass.

OUTSIDE FRONT



The property forms part of a small cul-de-sac of just four dwellings. To the front there is a lawn with decorative stone and shrubbery, A block paved driveway, which provides parking for several cars, leads to a detached double garage with twin up and over doors. Exterior lighting. A wooden gate at the side provides access to the rear garden.