



31 Gredington Close , Wrexham, LL13 9DQ

Occupying a large plot within this favoured residential development is this beautifully presented 4 bedroom detached family home with private parking for 4-5 cars, garage, modern fitted kitchen and a conservatory overlooking the private rear garden. Conveniently located on the outskirts of the city centre close to a range of amenities, schools and road links, the accommodation briefly comprises an entrance hall with stairs to 1st floor, cloaks/w.c, spacious lounge with living flame gas fire, sociable dining area with access to the stylish fitted kitchen with integrated appliances, utility area and conservatory with oak flooring. The 1st floor landing connects the 4 bedrooms, 2 having built in/fitted wardrobes, and a family bathroom shower over the bath. Gas fired central heating via a combination boiler and Upvc double glazing. To the outside, the corner plot provides excellent private parking alongside the front lawned garden and leads to the garage. The rear garden offers an excellent outdoor entertaining space for children and adults with paved patio area, lawned garden that also extends to the side, flower beds, garden shed and children's play house. Energy Rating - C (70)

Price £325,000

31 Gredington Close

, Wrexham, LL13 9DQ



- Beautifully presented detached family home
- Spacious lounge, dining area
- Four bedrooms
- Gardens to side and rear
- Occupying a large plot within favoured residential development
- Stylish kitchen/breakfast room, utility area
- Family bathroom
- Hallway, cloaks/w.c
- Conservatory
- Private driveway, garage

LOCATION

DIRECTIONS

ON THE GROUND FLOOR

HALLWAY

CLOAKROOM/W.C

LOUNGE

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

DINING AREA

9'4 x 8'2 (2.84m x 2.49m)

KITCHEN/BREAKFAST ROOM

11'9 x 11'0 max (3.58m x 3.35m max)

UTILITY AREA

CONSERVATORY

13'7 x 11'2 (4.14m x 3.40m)

ON THE FIRST FLOOR

LANDING

BEDROOM ONE

14'1 x 8'2 (4.29m x 2.49m)

BEDROOM TWO

11'7 x 8'5 (3.53m x 2.57m)

BEDROOM THREE

10'3 x 8'8 (3.12m x 2.64m)

BEDROOM FOUR

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

BATHROOM

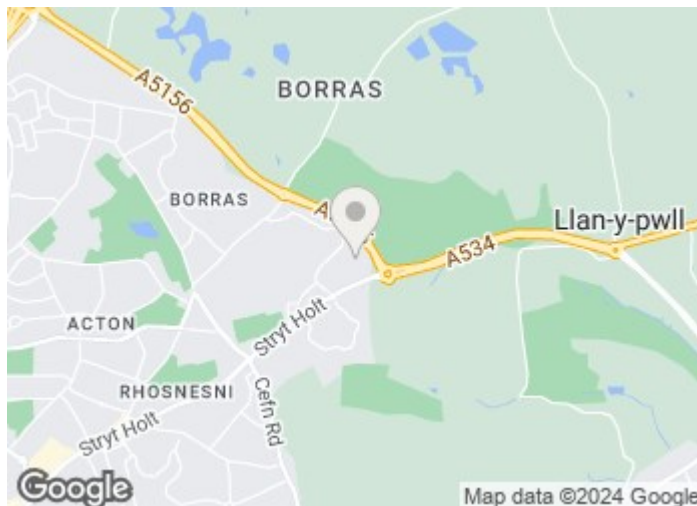
OUTSIDE

GARAGE

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

GARDENS

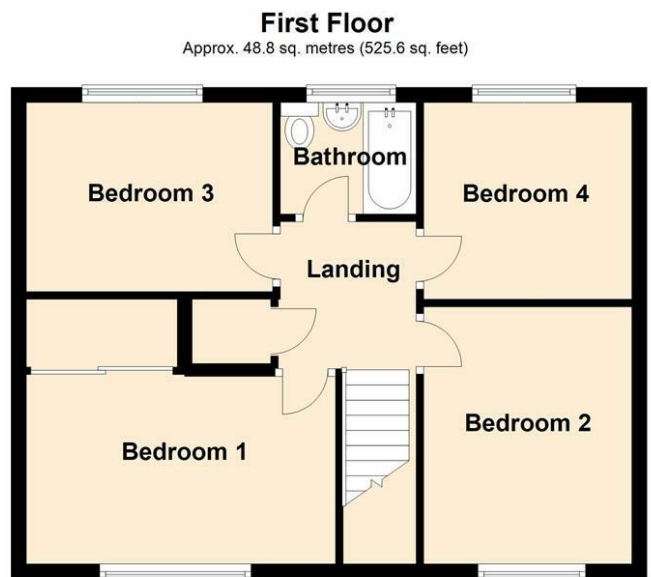
COUNCIL TAX BAND - E



[Directions](#)



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(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	