

# Town & Country

Estate & Letting Agents

High Street, Gresford

£795,000



TOWN AND COUNTRY ARE PLEASED TO PRESENT TO THE MARKET this stunning home with a beautiful facade and centrally positioned within Gresford village close to Gresford Lake. It is a fine example of the Victorian period with high plaster moulded ceilings, elegant sash windows with shutters and open fireplaces. The accommodation is ideal for family living, with three spacious reception rooms, vestibule, large hall, kitchen with breakfast seating area just off, along with attached boot room, WC and utility room. To the first floor

Imperial Buildings, King Street, Wrexham, LL11 1HE  
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TEL: 01978 291345

### Location

Glan y Llyn is situated in a particularly private setting set back from Gresford Lake. The property is located in the popular village of Gresford offering a good range of local amenities whilst Chester and Wrexham provide a more comprehensive offering. Both Chester and Wrexham Business Parks are within a short drive. Local recreational facilities include sailing at Gresford Sailing Club, local cricket and football clubs, golf at Wrexham Golf Club and some wonderful walks and mountain biking at Maes-Y-Pant Nature Reserve.

The area is well served by state schools including the Rofft and Gresford Primary Schools, both within a short distance, and Darland High School in Rossett. Outstanding independent schools include King's and Queen's School, Chester.

The property is well placed for commuting to the commercial centres of the north west via the A483 running north to south and the A55, North Wales Expressway accessing the North Wales coastline and the M6, M53 and M56 motorway networks. Chester Station offers a direct service to London, Euston within 2 hours.

### Entrance

Original timber door to front entrance hall. Spindle staircase to first floor. Stone flooring. Access to basement. Radiator. Lovely original features to include servants bells, deep skirting and matching architrave. Access to basement/ cellar with power and light providing ideal storage area. Doors off to:

### Lounge

22'0 x 14'10(6.71m x 4.52m)

Stunning main reception room. Fully functional Victorian fireplace with wooden surround and tiled hearth. Bay window to front with shutters, and sash window to rear elevation. Victorian iron radiator x2.



### Additional Photo



### Additional Photo



## Sitting Room

15'0 x 13'5(4.57m x 4.09m)

Fully functional Victorian open fire with wooden surround and tiled hearth. Built-in shelved furniture and cupboards. Picture rail. Coved ceiling. Full length window to front with shutters.



## Kitchen

14'5 x 21'5(4.39m x 6.53m)

The kitchen is fitted with a comprehensive arrangement of 'Cheshire Kitchen' hand painted wall and base cabinets. Granite work-surface, Belfast style sink with drainer and mixer tap. Splashback tiling. A mock chimney breast houses a double cooker with extractor hood and built-in lighting above. Integral dishwasher and fridge. A combination of herringbone quarry tiled flooring and traditional quarry tiles. Feature Victorian wrought iron fireplace. Original servants' bells. Victorian wrought iron radiator. Recessed spotlights and ceiling light points. Sash window with built-in shutters to the side elevation. Tongue and groove latch door leads into the boot room, whilst a doorway leads into the inner hall.



## Inner Hall

Internal doors to utility and dining room. Quarry tiled flooring. Picture rail. Radiator. Intruder alarm.



## Utility Room

10'6 x 8'3(3.20m x 2.51m)

Fitted with a range of wall and base units. Stainless steel sink with mixer tap. Splashback tiling. Space for fridge-freezer. Space and plumbing for washing machine. Coved ceiling. Picture rail. Window to side.

## Dining Room

15'0 x 18'8(4.57m x 5.69m)

Full length dining room comprising; wood burning stove on a slate hearth inset to chimney breast with exposed brick backdrop. Coved ceiling. Picture rail. Radiator.



## Boot Room

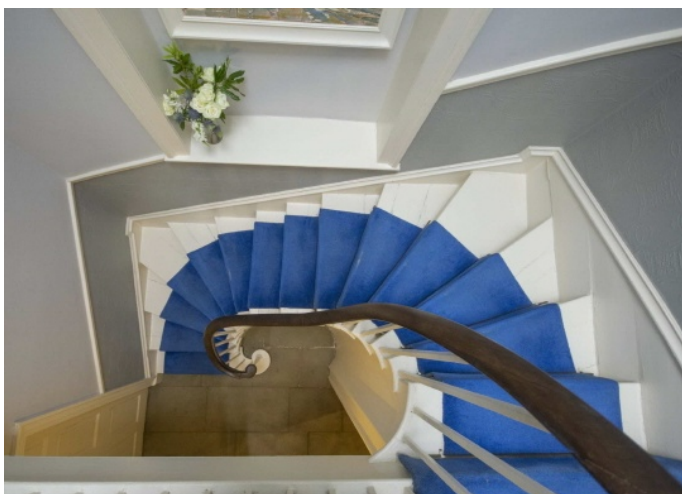
Quarry tiled flooring. Internal door to cloakroom. Window to side. Door to rear. Radiator. Second stairway/rear stairs.

## Cloakroom

Low level W/C. Pedestal wash hand basin. Quarry tiled flooring. Understairs storage. Radiator.

## Landing

Spacious landing with walk-in airing cupboard housing tank. Built-in linen cupboard. Picture rail. Windows to side and rear. Radiator. Doors off to:



## Bedroom One

14'10" x 12'10" (4.52m x 3.91m)

Built-in storage to side. Picture rail. Coved ceiling. Two sash windows overlooking front garden with views towards lake. Radiator x2.



## Additional Photo



## Bedroom Two

15'0" x 12'10" (4.57m x 3.91m)

Built-in storage and shelving. Picture rail. Coved ceiling. Window to front overlooking front garden with views towards lake. Radiator.





## Bedroom Three

15'5 x 12'2(4.70m x 3.71m)

Built-in shelving to chimney breast. Picture rail. Coved ceiling. Window to front offering views of front garden and lake. Radiator.



## Bedroom Four

12'6 x 9'6(3.81m x 2.90m)

Built-in wardrobes with hanging rail and shelving. Picture rail. Coved ceiling. Window to side. Radiator.



## Bedroom Five

14'10 x 12'2(4.52m x 3.71m)

Inset spotlights. Window to side. Radiator.



## Bathroom

Low level W/C. Pedestal wash hand basin. Roll-top bath with chrome fittings and shower attachment over. Fully-tiled shower cubicle. Partly tiled walls. Exposed wooden flooring. Built-in cupboards and shelving. Heated towel rail. Coved ceiling. Sash window to rear. Radiator.



## Shower Room

Low level W/C. Pedestal wash hand basin. Shower cubicle with chrome fittings, power shower and glass screen. Tiled walls. Tiled flooring. Heated towel rail. Conservation velux window. Radiator.





## Coach House

Detached coach house. An excellent opportunity to be used as a self-contained annex. Would benefit from a scheme of modernisation/renovation. The property comprises;



## Store Room One

18'0 x 14'5(5.49m x 4.39m)

Single door leading to original stables. Exposed brick flooring. Window to side.

## Store Room Two

14'5 x 9'6(4.39m x 2.90m)

Double door to front.

## Inner Hallway

Staircase to first floor. Quarry tiled flooring. Window to front.

## Landing

Window to front. Doors off to:

## Bedroom One

14'0 x 9'2(4.27m x 2.79m)

Window to front. Door providing access to additional rooms.

## Reception Room One

8'5 x 6'4(2.57m x 1.93m)

Window to front. Window to side.

## Reception Room Two

Window to side.

## Kitchenette

8'10 x 7'3(2.69m x 2.21m)

Fitted with a range of wall and base units. Stainless steel sink unit. Space and plumbing for washing machine. Access to lift. Window to side.

## Bathroom

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with electric shower attachment over. Window to front.

## Front Garden

The property is approached via wrought iron double gates to an extensive and private gravelled driveway. Mature lawned gardens to front with trees providing privacy.



## Front Views



## Rear Garden

Pedestrian gated access to side leading to wood store and walled rear garden. Further vehicle access to rear garden. Mainly laid to lawn. Gravelled area and cobbled courtyard. Paved patio seating area. Outside cold water supply and lighting. Outside power to front and rear of property.



### Additional Photo



### Additional Photo



### Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345, and Chester on 01244 403900.

### To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

### Services

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

### Mortgage Advice

Town and Country Property Services can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

### Hours of Business

Monday to Friday - 8:30am - 5:30pm

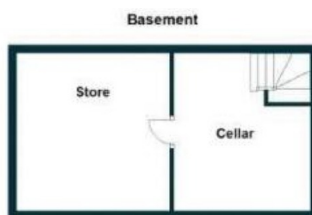
Saturday - 9:00am - 4:00pm

Sunday - CLOSED

### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.





This floor plan is for identification purposes only. Not to scale. It is not intended to form part of any offer or contract.  
Plan produced using PlanUp.

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.