

# Town & Country

Estate & Letting Agents

Gresford Road, Wrexham

£450,000



This beautifully presented and well maintained detached and extended family home, benefits from gas central heating, UPVC double glazing and offers light and spacious internal accommodation throughout. The property itself comprises an entrance vestibule opening to an inviting entrance hall with a spacious living room, a sitting room, dining room, study, kitchen /breakfast room with a utility room off along with a cloakroom WC. The first floor landing offers access to the family bathroom and four generous sized bedrooms, the principle of which enjoys en suite facilities. Externally to the front of the property is a lawned area with ample parking and turning positioned to the front of a double garage with automatic doors. Side access leads to a south-facing sunny rear garden, predominantly laid to lawn with shrub borders and a paved patio area along with a timber shed.

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## Externally front

The property is approached over a tarmac driveway, offering ample parking and turning with an attractive lawn and shrub garden to the front, gated side access to the rear, an external light to the side of the front door and access to the double garage

## Double Garage

16'7 x 18'9

With two automatic roller doors opening to a double garage with a pitch roof, power and light and a window with opaque glass facing the side elevation.

## Vestibule

5'6 x 5'6

The property is entered through a solid oak front door with double glazed side panels and opening to a ceramic tile floor, ceiling light and a solid wood internal door opening to the reception hall.



## Reception hall

12'8 x 6'6

A spacious and inviting entrance hall with a ceramic tiled floor, a radiator, stairs off rising to the first floor accommodation with a storage cupboard below, recessed downlights set within the ceiling/ Doors off, opening to the sitting room and the kitchen/breakfast room along with two internal archways, both opening to individual inner hallways.

## Inner Hallway

8' x 6'3

With a continuation of the ceramic tile floor, recessed downlights set within the ceiling and a door opening to the study.



## Study

12'1 x 8'2

With a window facing the front elevation, a radiator below and recessed downlights set within the ceiling.



## Dining Room

11'5 x 12'2

With recessed downlights within the ceiling, a window to the front elevation with a radiator below.



## Sitting Room

12'3 x 9'5

With a radiator, a gas wall heater, a ceramic tiled floor, recessed downlights within the ceiling and two sets of UPVC double glazed French doors, one opening to the paved side garden and the second to paved patio in the rear garden.

## Inner Hall

11'5 x 3'6

Also with a ceramic tiled floor, door off opening opening to the living room and glazed double doors opening to the dining room.







## Lounge

24' x 14'1

With lead and stain glass window looking out to the front of the property, a patio door opening to the paved side garden, recessed downlights set within the ceiling, a radiator and featuring a living flame gas fire with a marble hearth and ornate Adams style surround.



## Kitchen / Breakfast Room

18'3 x 13'9

The kitchen breakfast room is installed with an array of light oak wall, base and drawer units along with a matching display cabinet. Ample work surface space houses a stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include an electric hob with stainless steel and glass extractor above, stainless steel double oven. There is space and plumbing for a dishwasher, a ceramic tiled floor, a radiator, recessed downlights within the ceiling and archway leading to the utility room and double doors opening to a walk-in pantry with automatic recessed downlights.



## Utility Room

12'6 x 4'3

Fitted with wall and base units in light oak, matching those in the kitchen, a work surface houses a stainless steel single drainer sink unit with tiled splashback. There is space and plumbing for a washing machine, a floor standing Worcester gas boiler, a ceramic tiled floor, a window to the side elevation, recessed downlights set within the ceiling, a door opening to the cloakroom, WC and a UPVC double glazed door opening to the side elevation of the property.

## Cloakroom WC

Installed with a dual flush, low level WC, a corner, hand wash basin with mixer tap, tiled splashback and vanity unit, a radiator, ceramic tiled floor and the high-level window facing the front elevation.



## First Floor Landing

With a large picture window, facing the rear elevation, recessed downlights set within the ceiling, access to the loft, door opening to the airing cupboard, and further doors opening to the family bathroom to all four bedrooms, the principal of which enjoys on suite facilities.



## Principal bedroom

16'3 x 11'4

Having a window facing the front elevation, radiator, recessed downlights, and two double built in wardrobes with glass doors.



## En Suite

Installed with a white suite, comprising a low-level WC, pedestal hand wash basin with illuminating mirror above, a separate shower enclosure with thermostatic shower, radiator, fully tiled walls with a ceramic tiled floor and opaque window, facing the front elevation and recessed downlights and the extractor fan set within the ceiling.



## Bedroom Two

12' x 8'9

Having a window facing the rear elevation with a radiator below





### Bedroom Three

11'10 x 7'6

With a built-in wardrobe with glass and timber panel doors, a radiator and window facing the rear elevation.



### Bedroom Four

11'3 x 8'8

With a window facing the front elevation and a radiator.

### Bathroom

8'3 x 5'6

Installed with a three-piece white suite, comprising a low level WC, a panel bath with mixer tap and handheld shower extension, pedestal hand wash basin, a radiator, extractor fan and an opaque window facing the front elevation.



### Rear Garden

The rear garden enjoys a sunny south facing aspect with single storey dwellings directly to the rear affording the privacy of not being overlooked, a paved pathway and patio area, a predominantly lawn garden with shrub borders, enclosed by timber fence panels, outside lighting and water supply, and an iron gate which opens to the side garden which comprises of paved flagstones enclosed by a brick wall with a further iron gate which leads to the front of the property.



### Services

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

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

Town and Country 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.

## 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.



**Ground Floor**  
 Approx. 160.2 sq. metres (1723.8 sq. feet)

Total area: approx. 227.6 sq. metres (2450.0 sq. feet)

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 most 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		65	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	