

# Town & Country

Estate & Letting Agents

Parkfield, Gresford

£250,000



Situated in Gresford Park, just off Pant Lane within this highly desirable village, this two-bedroom semi-detached bungalow sits on a generous sized plot with well-appointed internal accommodation benefiting from gas central heating, UPVC double glazing and briefly comprising an entrance hall, a living room and an inner hallway with doors off opening to the kitchen, both bedrooms and to the shower room. Externally to the front of the property is a small lawn and shrub garden with driveway parking to the side leading to a detached garage and established gardens enjoying a South Westerly facing orientation. This property is available with the benefit of no onward chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## Externally Front

Externally to the front of the property is a shrub garden with an outside light positioned to the side of the front door, double gates open to the rear garden and further parking positioned to the front of a double detached garage.

## Entrance Hall

The property is entered through a UPVC opaque double glazed front door with matching side panel which opens to timber effect laminate flooring, radiator and a built-in cupboard which houses the ideal gas combination boiler with fitted shelving. A glazed door off the entrance hall opens to the living room.



## Living Room

18'1 x 11'5

With a bay window facing the front elevation there are two radiators, a ceramic tile inset ornamental fireplace and a glazed door opening to the inner hall.

## Inner Hall

Inner Hall with access to the loft, a glazed door opening to the kitchen and further doors opening to both bedrooms and to the shower room.



## Kitchen

9'3" x 9'1"

Installed with shaker style wall, base and drawer units complimented by stainless steel handles, wood effect worksurface a stainless steel single drainer sink unit with mixer tap and tile splashback. Integrated appliances include a stainless steel oven hob and extractor with space and plumbing for a washing machine, Radiator, timber laminate flooring, a window to the rear elevation and a UPVC double glazed door opening to the rear garden.



## Bedroom One

12'5 x 10'6

With a window facing the rear elevation with radiator below.



## Bedroom Two

8'10" x 8'3"

Windows to side elevation with radiator below.



## Shower Room

The original bathroom has been replaced by this more contemporary shower room which offers a practical walk-in shower area with fixed folding seat, thermostatic shower and protective opaque glass screen. There is a pedestal wash hand basin a dual flush low level WC, partially tiled and partially panelled walls with a chrome heated towel rail, extractor fan and an opaque window facing the side elevation.



## Externally Rear

The rear garden enjoys a sunny South Westerly facing aspect and is of a good size being predominantly laid lawn with a scattering of mature plants and trees along with an external water supply and patio area.

## Viewings

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

## Additional Information

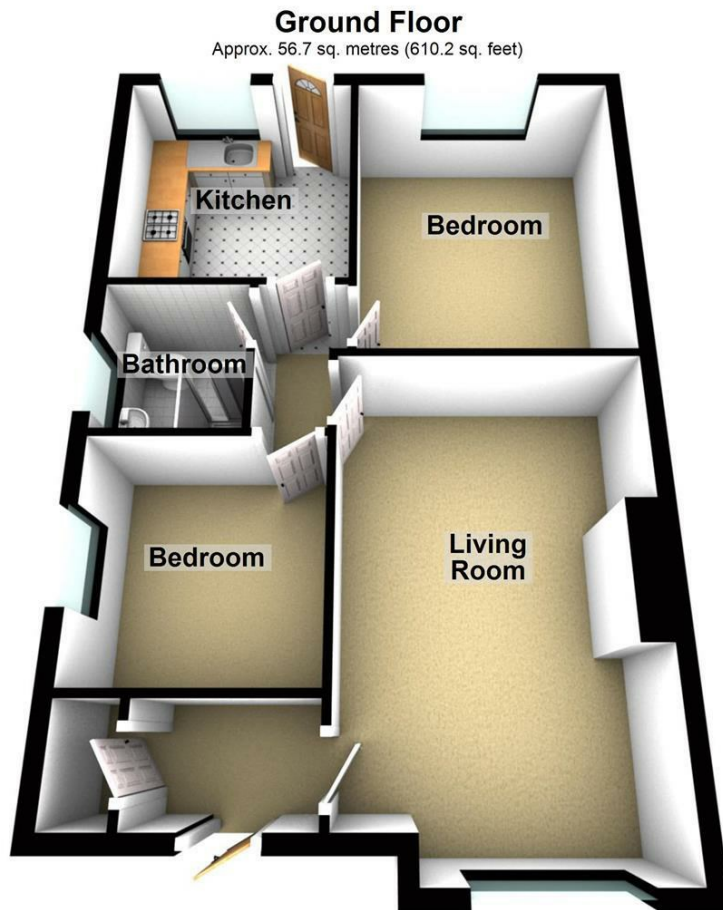
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

## Services

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

## To Make an Offer

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



Total area: approx. 56.7 sq. metres (610.2 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 5px; display: inline-block;">88</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-top: 10px;">71</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	