

# Town & Country

Estate & Letting Agents

Annfield Park, Gresford, Wrexham

Asking Price £389,950



VIRTUAL TOUR AVAILABLE \*\*\* Situated on an enviable corner plot at the heart of this highly desirable village this detached dormer bungalow with a potential of up to four bedrooms is presented to a high standard throughout, benefiting from UPVC double glazing and gas central heating. The accommodation in brief comprises an inviting entrance hall, Living/dining room, a separate dining room with potential to be used as a ground floor bedroom a beautiful contemporary kitchen with a conservatory and a modern ground floor bathroom. The first floor landing offers access to two further bedrooms the largest of which has fitted wardrobes and ensuite shower room. Externally, with beautifully presented gardens to the front and both side elevations along with block paved pathways and block paved off-road parking accessed through iron gates and positioned in front of a single garage. This property needs to be viewed to be fully appreciated

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## Entrance Hall

10'2 x 12'7

A composite double glazed front door opens to an inviting entrance hall with parquet flooring, a radiator, staircase off rising to the first floor accommodation with oak banister and glass balustrade and oak veneer doors open to the living room, kitchen, bathroom, ground floor bedroom and two built in cloaks/storage cupboard, an arched throughway leads to the dining room.



## Dining Room

9' x 9'2

(Although currently used as a separate dining room this room could easily be converted to another ground floor bedroom with the addition of a door from the Entrance Hall) Having a window to the side elevation of the radiator below and parquet flooring laid in a herringbone pattern.



## Conservatory

10'10 x 8'6

Having a continuation of the ceramic tile floor from the kitchen to a conservatory constructed of a low brick wall with a UPVC double glazed frame incorporating French doors opening to the garden and with an anthracite horizontal column style radiator.



## Living Room

21' x 12'6

(This room was previously designed to be used as a lounge/dining room ) Having two radiators, a window to the front elevation, a patio door opening to the paved patio area outside and an electric flame effect fire with feature surround.



## Kitchen

9'5 x 10'10

A beautiful contemporary kitchen fitted with a range of white and black gloss wall, base and drawer units complemented by stainless steel handles. Granite work surface housing stainless steel one and a half bowl sink unit with an adjustable mixer tap. Integrated appliances include a stainless steel double oven with stainless steel extractor hood above, washing machine and fridge/freezer. The flooring is ceramic tiled with an anthracite vertical column style radiator fitted to the wall and a window facing the side elevation, and a throughway opening to the conservatory.



## Bathroom

7'5 x 6'7

The bathroom is installed with a white modern three piece suite comprising a spa bath with central mixer tap and vanity unit incorporating a low level WC and wash hand basin with mixer tap. The flooring is ceramic tiled the walls fully tiled with a chrome heated towel rail, a UPVC panel ceiling with recessed downlights and an opaque window facing the rear elevation.



## Ground Floor Bedroom

12'2 x 8'

(measured up to the wardrobes) With a window to the

side elevation, with column style radiator below and fitted with a range of attractive light wood grain effect bedroom units incorporating wardrobes with inset mirrors, drawers and complimented by stainless steel handles.

## First Floor Landing

Oak veneer doors off opening to both first floor bedrooms and to a built-in storage cupboard.



## Bedroom Two

17'4 x 9'1

(Measurements incorporates Ensuite shower room) Fitted with a triple sliding door wardrobe, one of which has a mirror insert, access to the loft storage space, a window faces the side elevation with a radiator below and an oak veneer door open to the ensuite shower room.



## Ensuite Shower Room

Installed with a corner shower enclosure with fixed head thermostatic shower, a low-level WC and a vanity unit with a wash hand basin and mixer tap, the walls are fully tiled with a chrome heated towel rail, the floors ceramic tiled and an opaque window faces the rear elevation.



## Bedroom Three

9'6 x 9'1

Currently utilised as an upstairs sitting room with access to the eaves storage space, a window to the side elevation with a radiator below.



## Externally

The property is situated on a lovely corner plot and is accessed through an iron gate opening to block paved off-road parking leading to the front door and the side of the property. To the right-hand side of the pathway is a golden gravel and circular paved garden, to the left-hand side of the property is predominantly lawned garden with well-stocked shrub borders and enclosed by conifer hedging. Behind the lawn garden double iron gates open to brick block off-road parking positioned to the front of the single garage.

To the opposite side of the property is a large, paved patio area with a low maintenance golden gravel garden with ornamental pond and rockery also with a conifer for hedge border. A block paved pathway leading to the rear of the property with an external storage area with an external water supply and power.



## Garage

With an up and over electric garage door power and light.



## 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

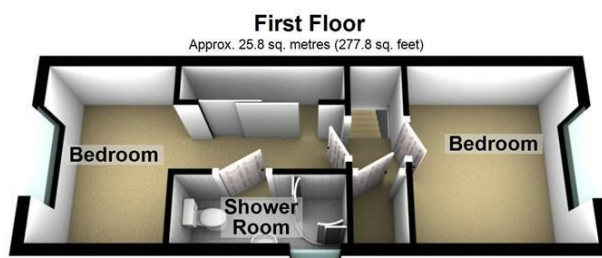
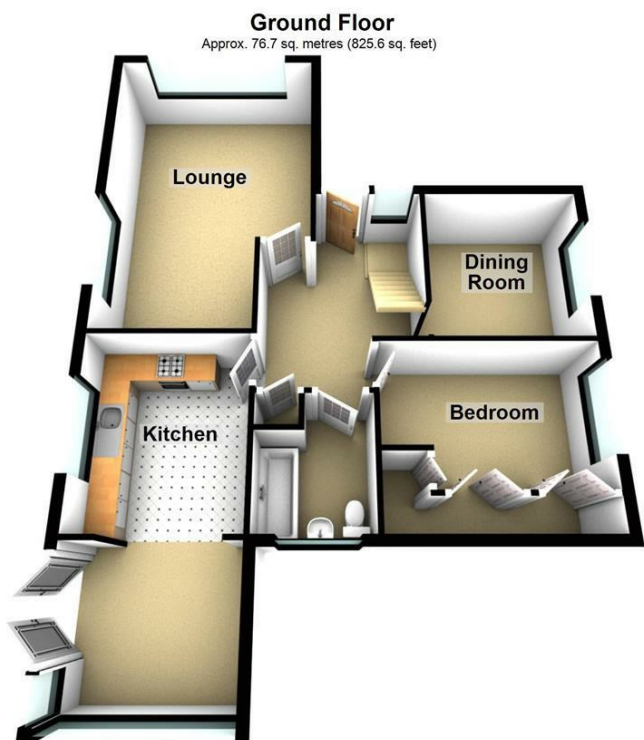
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.



Total area: approx. 102.5 sq. metres (1103.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	84
(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	

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