

# Town & Country

Estate & Letting Agents

Bodwyn Crescent, Gresford, Wrexham

£295,000



Located in this highly desirable village this detached three bedroom bungalow enjoys the benefits of modern Worcester combination boiler and UPVC double glazing. The property comprises an entrance hall living/dining room, kitchen/breakfast room and an inner hallway which offers access to a modern three-piece bathroom suite and to three double bedrooms. Externally to the front of the property is concrete off parking with gated side access both to the rear garden and access to a detached garage with a workshop to the rear. The rear garden itself is predominately laid to lawn and golden gravel with a paved patio area and scattering of mature plants trees and shrubs.

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## Externally Front

To the front of the property is ample printed concrete off-road parking with well stocked shrub borders and timber gate access leading to the rear garden and the side of the property. Double timber gates open to further patio and concrete and a covered seating area along with access to the garage and workshop.

## Entrance Hall

The property is entered through an opaque UPVC double glazed door which opens to an entrance hall with a radiator, a glazed door opening to the living room, a glazed door opening to the kitchen/breakfast room and a further glazed door opening to the inner hallway.



## Living Room

12'5 x 10'10

With two windows to the front elevation with radiators below and having a feature fire surround.



## Kitchen

14'11" x 13'1" max

An L shaped room with Windows to front and rear and side elevations, a UPVC leaded and stain glass door opening to the side elevation of the property and fitted with a range of light wood grain wall, base and drawer units. Work surfaces housing stainless steel one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, stainless steel microwave and grill, stainless steel hob with extractor hood above and fridge/freezer.

## Inner Hall

Doors off opening to the bathroom and all three bedrooms and a built-in cupboard housing Worcester gas combination boiler.



## Bathroom

7'8 x 5'6

Installed with a spa panel bath with thermostatic shower above, a vanity unit housing a dual flush low level WC

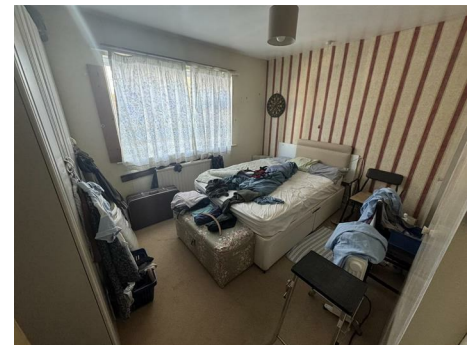
and wash hand basin, fully tiled walls and a chrome heated towel rail.



## Bedroom One

12'5 x 9'

With a window facing the rear elevation and radiator below.



## Bedroom Two

11'7 x 9'

Fitted with wardrobes and luggage cupboards above and a window facing the rear elevation with a radiator below.



## Bedroom Three

9'5 x 7'8

Having a window facing the side elevation and a radiator.

## Garage

216 x 8'1

Accessed from the side of the property through double timber doors to the front or a single timber door to the outside with power and light and a workshop to the rear.

## Workshop

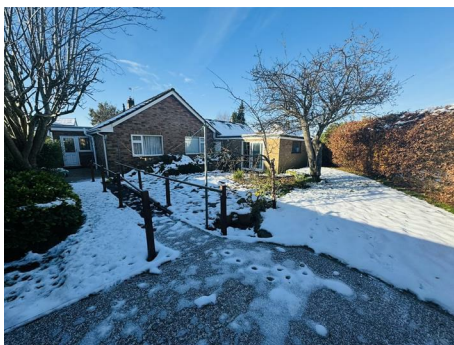
10' x 11'8

With an single glazed window to the rear and a UPVC double glazed patio door which opens to the rear garden.



## Rear Garden

The rear garden has a paved patio area is lawn and golden gravel with a scattering of shrubs and mature plants and trees enclosed by combination of timber fence panels and hedging.



## 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.

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.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(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	