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Gresford | Wrexham | LL12 8NP

£280,000

MONOPOLY
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Situated on Bodwyn Park, Gresford, Wrexham, this delightful three bedroom semi-detached house offers a perfect blend of comfort and convenience. Upon entering, you are welcomed into an entrance hall, a spacious reception room that provides a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is thoughtfully designed, ensuring a seamless flow between the living areas and the kitchen, which is well-equipped for all your culinary needs. The property boasts a modern bathroom, designed with both style and functionality in mind. Outside, you will find ample parking space, a single garage and an enclosed rear garden. The property is superbly situated to enjoy a good range of local shopping, facilities and amenities in the desirable village of Gresford. The property is within easy walking distance of the local parade of shops, public house, and Maes Y Pant woodland walking trails. Also, quality education won't be a worry with top-rated primary schools nearby. Furthermore, the village enjoys excellent access to Wrexham and Chester with a regular bus service and good access to the road network via the A483. Rounding off the benefits of this location, "The Pantyr-Ochain", offers an attractive hospitality option within easy reach.

- A THREE BEDROOM SEMI DETACHED HOUSE
- POPULAR & CONVENIENT GRESFORD LOCATION
- OPEN PLAN LOUNGE DINER
- WELCOMING ENTRANCE HALL WITH DOWNSTAIRS WC
- WELL APPOINTED FITTED KITCHEN
- MODERN BATHROOM
- OFF ROAD PARKING
- GARAGE
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Tiled floor, stairs to first floor, timber entrance door, doors to wc, living areas and kitchen.

Open Plan Lounge/Diner

A brilliant open plan space with windows to front and rear providing a good degree of natural light, two chimney breasts with decorative alcoves, wood effect floor.

Kitchen

Superbly appointed with a range of attractive wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, integrated dishwasher and washing machine, space for a fridge/freezer, built in electric oven, 4 ring gas hob with extractor fan over, tiled flooring, part tiled walls, 2 double glazed windows, door off to the rear garden.

WC

Low level wc., corner hand wash basin, frosted window to side, tiled floor.

First Floor Landing

With a double glazed window to the side, access to the loft space, carpeted flooring.

Bedroom One

A stylishly presented bedroom with a double glazed window to the front, feature fireplace, built in wardrobe, carpeted flooring.

Bedroom Two

Double bedroom with a double glazed window to the rear, built in wardrobes, fireplace, carpeted flooring.

Bedroom Three

With a double glazed window to the rear, wood effect flooring.

Bathroom

Superbly appointed with a modern white suite comprising of a low level w.c, wash hand basin with vanity unit under, bath with shower over, part tiled walls, tiled flooring, double glazed window.

Garage

Single garage with up and over vehicle door.

Outside

Front drive with space for two cars leading to the single garage, gate to rear garden, lawn to side, fence to one side, hedge to the other.

Rear garden with patio adjacent to the house, lawn, fences to one side and rear, hedge to the other side.

IMPORTANT INFORMATION

*Material Information interactive report available in brochure section. *

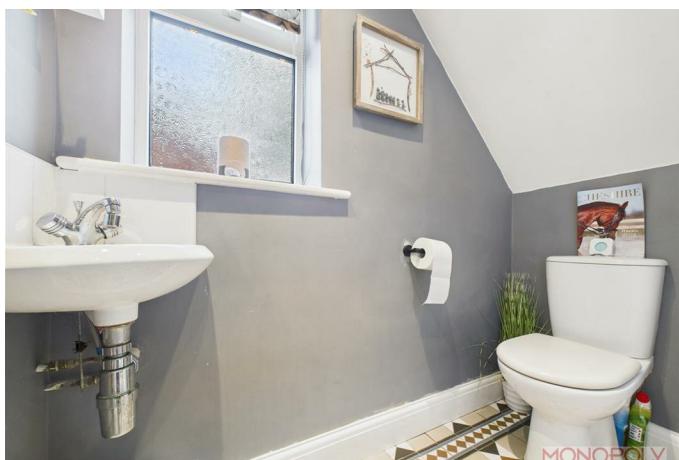
MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not



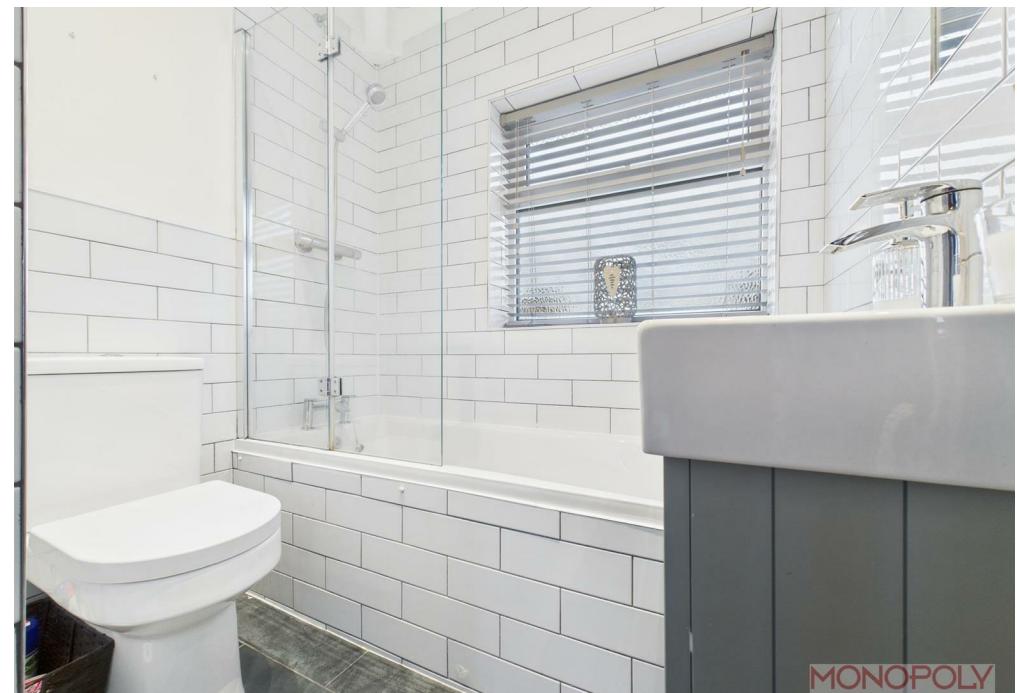


misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage





Approximate total area⁽¹⁾

935 ft²

87 m²

Reduced headroom

3 ft²

0.3 m²

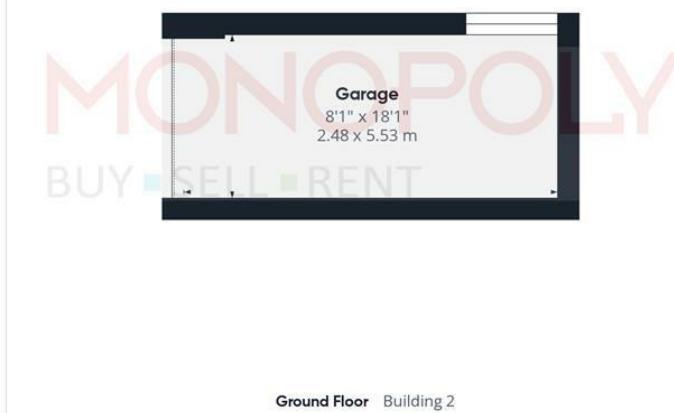
(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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Energy Efficiency Rating

	Current	Proposed
Very energy efficient - lower running costs		
(B2 plus) A		
(B1-81) B		
(B9-86) C		
(B15-94) D		
(B19-94) E		
(B21-96) F		
(B1-89) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO₂) Rating

	Current	Proposed
Very environmentally friendly - lower CO ₂ emissions		
(B2 plus) A		
(B1-91) B		
(B9-86) C		
(B5-46) D		
(B9-94) E		
(B1-15) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		



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