

# BOWEN

PROPERTY SINCE 1862



Asking Price £450,000

🏠 4 Bedrooms 🚿 2 Bathrooms

Abbey View, Pant Lane, Gresford,  
Wrexham LL12 8HB

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### General Remarks

Located within the sought after and established village of Gresford with its range of amenities and transport links is this substantial four bedroom detached family home. Having ample off-road parking, single garage and gardens, the property is available with No Onward Chain. Internal viewing is recommended to appreciate the space the property has to offer.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** Part glazed timber framed external door with frosted double glazed panel to side. Two radiators. Thermostat control for central heating boiler. Laminate flooring. Power points. Decorative coving. Two ceiling light fittings. Smoke alarm. Understairs storage cupboard. Telephone point. Staircase leading to First Floor. At the half-way point there is a timber framed double glazed frosted window.



**Lounge:** 21' 3" x 11' 9" (6.47m x 3.58m) Fitted carpet. Decorative coving. Three wall-light fittings. Two ceiling light fittings. Gas fire point with coal-effect inset and hearth. Power points. Television aerial point. Carbon monoxide detector. Two radiators. Two timber framed double glazed windows. Telephone point.

**Utility Room:** 6' 6" x 2' 10" (1.98m x 0.86m) Vinyl flooring. Work-top surface. Power points. Ceiling light fitting. Security alarm system.

**Downstairs WC:** 6' 6" x 4' 0" (1.97m x 1.21m) Tile-effect vinyl flooring. Radiator. Low level w.c. and semi-pedestal wash hand basin. Tiled splash-back. Ceiling light fitting. Frosted double glazed timber-framed window.

**Home Office:** 10' 1" x 9' 9" (3.07m x 2.96m) Fitted carpet. Timber framed double glazed window. Radiator. Decorative coving. Power points. Telephone point with "Open Reach" and "Virgin Media" hub. Strip ceiling light fitting.

**Kitchen/Dining Room:** 21' 2" x 10' 8" (6.46m x 3.25m) Comprising a range of oak-effect wall and base units with drawer stack, laminate work-top surfaces, under-counter lighting and tiled splash-back. Single stainless steel sink unit with draining-board. Plumbing for a washing machine. Under-counter built-in fridge and space and plumbing for a dishwasher. Integrated four-ring gas hob with an extractor hood over and a "Hoover" single electric fan oven beneath. Tiled flooring. Two radiators. Part glazed PVCu door leading out onto the rear garden. Timber framed double glazed window. PVCu double glazed French doors leading out onto

the garden. Decorative coving. Two ceiling light fittings. Smoke alarm. Carbon monoxide alarm. Power points.

#### **On The First Floor:**

**Landing:** Fitted carpet. Power points. Radiator. Ceiling smoke alarm. Two ceiling light fittings. Loft hatch.

**Bedroom 1:** 17' 3" x 11' 9" (5.27m x 3.59m) Fitted carpet. Double glazed timber framed window. Ceiling light fitting. Radiator. Power points.

**En-Suite Shower Room:** 11' 8" x 3' 7" (3.56m x 1.08m) Comprising a low level w.c., pedestal wash hand and a fully tiled shower enclosure with a "Mira 415" thermostatic shower. Extractor fan. Frosted double glazed timber framed window. Part tiled walls. Shaver point. Vinyl flooring. Radiator.

**Bedroom 2:** 21' 3" x 10' 9" (6.48m x 3.28m) Two timber framed double glazed windows. Fitted carpet. Radiator. Power points. Television aerial point. Ceiling light fitting.

**Bedroom 3:** 18' 3" x 8' 1" (5.55m x 2.46m) Fitted carpet. Dual aspect with two double glazed timber framed windows. Power points. Telephone point. Television aerial point. Ceiling light fitting. Radiator.

**Bedroom 4:** 10' 10" x 9' 5" (3.31m x 2.87m) Fitted carpet. Double glazed timber framed window. Radiator. Television aerial point. Power points. Ceiling light fitting. Telephone point.









**Bathroom:** 7' 5" x 7' 3" (2.26m x 2.22m) Comprising a three piece suite to include a panelled bath with a "Triton" electric shower over, pedestal wash hand basin and low level w.c. Radiator. Tile-effect vinyl flooring. Frosted timber framed double glazed window. Ceiling light fitting. Extractor fan.

**Outside:** To the front of the property there is a sloping driveway leading to the single attached Garage with space to turn around. Lawned gardens to front and side with access to rear. There is a level rear garden mainly laid to lawn with paved Patio. Access to rear of garage. Fenced boundaries and raised flower bed.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Baxi" gas-fired boiler situated in the Garage. All drainage from the property is pumped to road level from a pump chamber located under the front lawn. A manhole cover provides access. The pump controls are in the Garage..

**Tenure:** Freehold (subject to certain rights in favour of an adjoining owner to maintain a drainage connection to the property and gain access for the maintenance of a garage and fence forming a side boundary).

There are provisions requiring the gardens to be kept in good order and restrictions preventing offensive trades and business uses.

Vacant Possession on Completion. No Chain.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 70|C.

**Council Tax Band:** The property is valued in Band "G".

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**Directions:** Leave Wrexham on the A483 dual carriageway leaving at the exit signposted Gresford. At the Gresford roundabout take the fourth exit signposted Gresford and continue into the village centre. At the traffic lights turn left onto High Street and continue passing the village lake on the left, at which turn right into Pant Lane. Continue until the property is observed on the right-hand side, opposite Maes y Pant.

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