

Asking Price £180,000

2 Bedrooms 1 Bathroom

15 Trewythen Park, Vicarage Lane,
Gresford, Wrexham LL12 8US

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General Remarks

Located within a small highly sought after over 60's development on the fringes of the highly popular village of Gresford, this two double bedroom bungalow has been modernised over the years including a replacement kitchen, recently laid carpets in some of the rooms, good quality double glazing, and solar panels which were installed in 2026. The property is neutrally decorated and well presented throughout and briefly comprises an entrance hallway with two walk-in storage cupboards, spacious living room, conservatory with views of the garden and beyond, kitchen with contemporary style units, main bedroom with built-in wardrobes, a further double bedroom and a shower room with a white suite. This property is offered for sale with the benefit of NO ONWARD CHAIN and an early viewing is advised.



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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Accommodation

Entrance Hallway: PVCu double glazed door to the front elevation. Two PVCu double glazed windows to the side elevation. Wall mounted electric heater. Walk-in storage cupboard. Additional storage cupboard. Coved ceiling. Attic hatch.

Living Room: 18' 1'' x 10' 11'' (5.52m x 3.34m) PVCu double glazed patio door to the rear elevation. Wall mounted electric heater. Coved ceiling.

Conservatory: 9' 11'' x 6' 2'' (3.01m x 1.89m) PVCu double glazed patio door to the rear elevation. PVCu double glazed door to the side elevation. PVCu double glazed windows to the side and rear elevations.

Kitchen: 10' 11'' x 6' 1'' (3.32m x 1.86m) PVCu double glazed window to the front elevation. White wall and base units with complementary wood-effect work surfaces. Stainless steel sink and drainer unit. Plumbing for washing machine. Space for fridge freezer. Wall mounted electric heater. Wall tiling.

Bedroom 1: 14' 4'' x 9' 1'' (4.37m x 2.76m) PVCu double glazed window to the rear elevation. Wall mounted electric heater. Built-in wardrobes.

Bedroom 2: 14' 3'' x 6' 8'' (4.35m x 2.03m) PVCu double glazed window to the rear elevation. Wall mounted electric heater. Built-in wardrobes.

Shower Room: 7' 9'' x 6' 1'' (2.37m x 1.85m) PVCu double glazed window to the front elevation. Three piece white suite comprising of a shower cubicle, low level w.c. and pedestal wash hand basin. Fully tiled walls. Heated towel rail.

Outside: Externally there is a low maintenance paved Patio to the front of the property and another Patio to the rear leading off the Conservatory with views over a communal grassed area and open countryside beyond. There is a further communal garden in the middle of the development with a Seating Area together with Allocated Parking.









Directions: Leave Wrexham on Chester Road and at the Gresford roundabout take the fifth exit and proceed in the direction of Gresford. Once in Gresford turn right at the first set of traffic lights onto Vicarage Lane and the entrance to the development will be observed on the left-hand side of the lane after approximately 150 metres and the bungalows are straight in front of you just past the old Home.

Services: The property is heated by way of wall mounted electric heaters. It is also on mains drainage and there are solar panels which were installed in 2026.

Tenure: The property has a long leasehold with the remaining balance of the original 999 year lease from approximately 30 years ago. There is currently a quarterly Service Charge of £415.00.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 75|C.

Council Tax Band: The property is valued in Band "D".



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