



39

Wrexham | Clwyd | LL12 8NW

£375,000

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Situated in the popular residential area of Bodwyn Park, Gresford, is this extended four double bedroom semi-detached family home, offered for sale with the added benefit of no onward chain. The property provides generous and versatile accommodation, ideal for modern family living. In brief, the ground floor comprises a spacious open-plan kitchen/breakfast room with useful storage, two further reception rooms and a downstairs WC, offering flexible living and entertaining space. To the first floor, a spacious landing leads to four well-proportioned double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A contemporary four-piece family bathroom serves the remaining bedrooms. Externally, the property features a generous driveway to the front, a sheltered car port and access to a garage and workshop area. The rear garden has been thoughtfully landscaped and includes multiple paved patio areas, a lawned garden, timber-built summerhouse, greenhouse and a brick-built BBQ area, creating an excellent outdoor space for relaxation and entertaining. Bodwyn Park is a highly regarded residential location just off Chester Road in Gresford, with a wealth of amenities within walking distance including shops, schools, restaurants, medical centres and public houses. The property is also well placed for scenic walks around The Quarry and Gresford Lake, while the A483 is a short drive away, providing excellent transport links to Chester, Wrexham and beyond.

- FOUR BEDROOM SEMI-DETACHED EXTENDED FAMILY HOME
- OPEN PLAN KITCHEN AND BREAKFAST AREA
- DOWNSTAIRS SHOWER ROOM
- TWO RECEPTION ROOMS - LIVING AND DINING
- DOUBLE BEDROOMS
- PRINCIPAL WITH EN-SUITE
- MODERN FOUR PIECE FAMILY BATHROOM
- GARAGE, CARPORT AND DRIVEWAY
- LANDSCAPED GARDEN AND SUMMERHOUSE
- SOUGHT AFTER VILLAGE LOCATION OF GRESFORD



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Living Room

UPVC double glazed entrance door leads into living room with upVC double glazed window to the front. Multifuel burner set on a slate tiled hearth with wooden mantle, parquet wood flooring, two wall lights, ceiling light point, panelled radiator and wooden glazed French doors to the dining room.

Dining Room

Two wooden double glazed windows to the side elevation. Built in cupboard with shelving, under-stairs office area with bespoke pull out storage, carpet flooring, panelled radiator, ceiling light point and stairs rising to first floor.

Open Plan Kitchen and Breakfast Room

An extension to the original property is this spacious open plan kitchen and breakfast room. The kitchen houses a range of wall drawer and base units with complimentary work surface over. Integrated appliances include an electric oven, five ring gas hob and extractor over. Space for fridge freezer and washing machine. Stainless steel sink unit with separate taps over. Built in cloakroom cupboard with rail and door into downstairs shower room. Space for breakfast table, three panelled radiators, wooden vinyl flooring, recessed LED lighting, wooden double glazed window to rear, wooden door to rear and door to side carport area.

Downstairs WC

Three piece suite comprising low-level WC, wash hand basin and walk in shower. Tiled flooring, ceiling light point, extractor, radiator and wooden glazed and frosted window to the rear.

Landing Area

Spacious landing area with access to loft.. Airing cupboard with shelving, wall-mounted boiler and

water cylinder. Three ceiling light points, radiator, carpet flooring and doors to bedrooms and bathroom.

Bedroom One

Double glazed wooden window to rear, carpet flooring, panelled radiator, two wall lights, ceiling light point and door into en-suite.

En-suite

Three piece modern suite comprising a low-level WC with concealed cistern, wash hand basin with storage and walk in electric shower cubical. Vinyl flooring, heated towel rail, shave point, extractor and window to side.

Bedroom Two

UPVC double glazed bay window to the front. Housing a range of fitted wardrobes. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the front. Carpet flooring, panelled radiator and ceiling light point.

Bedroom Four

Wooden double glazed window to the rear. Carpet flooring, ceiling light point and panelled radiator.

Family Bathroom

Modern four piece family bathroom with low-level WC, wash hand basin, panelled bath with shower hose and separate walk in shower cubical with electric shower. PVC panelled splash-back, extractor, ceiling light point, heated towel rail and wooden window to rear.

Carport/Garage/Workshop

A sheltered carport with three windows to side and lighting leads to a garage with up and over door. The





garage has power, lighting, stainless steel sink unit and built in workshop shelving to the rear of the garage along with two windows and additional wooden double doors providing access to the rear garden.

Outside

The driveway was re-done 18 months ago and provides space for multiple vehicles leading to the garage. The rear garden area has been thoughtfully landscaped and comprises of multiple paved patio areas, lawned garden, established shrubberies and trees. In addition there is a timber built summer house with adjoining greenhouse, brick built BBQ and raised bedding for vegetables. Additionally there is outside lighting, tap, fencing and hedging to the boundaries offering privacy and security. There is a side gate and path leading to front also.

Additional Information

The owner has been in the property for a number of years and have maintained and improved the property during that time. The en-suite and bathroom were updated last year, the loft space is partially boarded, an extension has been added to the rear of the home.

Important Information

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.









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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs		70	77
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



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