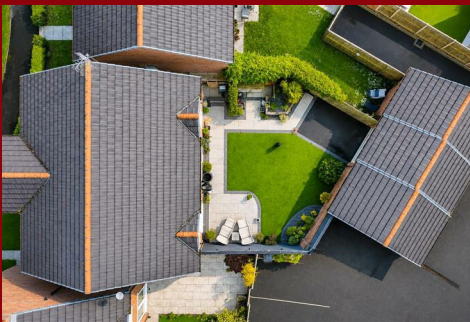


# Town & Country

Estate & Letting Agents

Bryn Y Groes, Gresford

£469,950



Forming part of this attractive modern development within the highly sought-after village of Gresford, this beautifully presented detached family home offers spacious and versatile accommodation ideal for modern family living.

The accommodation briefly comprises an inviting entrance hall, stylish living room with fitted media wall and a superb open plan kitchen, dining and sitting room featuring a contemporary log burner together with a modern fitted kitchen incorporating Corian work surfaces, breakfast bar and integrated appliances. A utility room and cloakroom WC complete the ground floor accommodation.

Externally, the property enjoys beautifully landscaped low maintenance gardens to both the front and rear together with two garages.

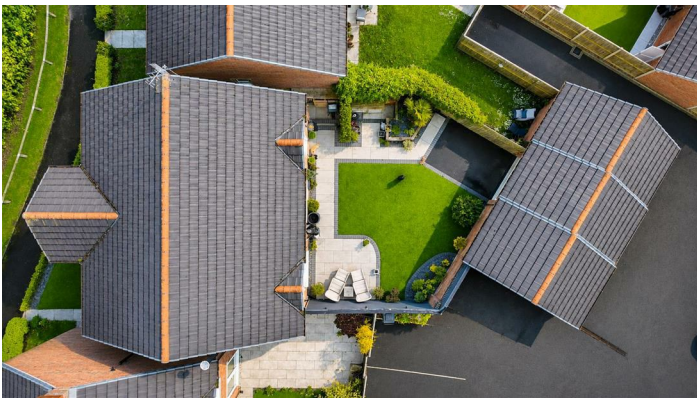
Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## DESCRIPTION

Situated within a desirable modern development in the sought-after village of Gresford, this beautifully presented detached family home offers stylish and versatile accommodation throughout. Featuring a stunning open plan kitchen, dining and sitting room with contemporary log burner, separate living room with fitted media wall, principal suite with dressing room and ensuite, second ensuite bedroom, landscaped low maintenance gardens and two garages with automatic doors, the property must be viewed to be fully appreciated.



## LOCATION

52 Bryn Y Groes forms part of a modern and highly regarded residential development within the sought-after village of Gresford. The village offers an excellent range of day-to-day amenities, reputable schooling, local shops, cafés and scenic countryside walks, whilst also providing convenient access to

Wrexham, Chester and the wider motorway network, making it ideal for commuters.

## EXTERNALLY FRONT

Directly to the front of the property is a paved pathway leading to the front door, above which is a canopy with lights to either side. The garden is low maintenance, being predominantly artificial lawn with box hedge boundaries to the front along with slate chip and shrub borders.



## ENTRANCE HALL

15'4" x 7'8"

The property is entered through a composite opaque double glazed front door opening into an inviting entrance hall with Karndean wood grain effect flooring, an anthracite column-style radiator, stairs rising to the first floor accommodation with storage cupboard below, and doors opening to the living room and the open plan kitchen, dining and sitting room.



## LOUNGE

15'3" x 8'10"

Having a window facing the front elevation with integrated plantation shutters, wood grain effect Karndean flooring, an anthracite column-style radiator and a fitted media wall with integrated desk, shelving and cabinets together with recessed spotlights.

handles and Corian work surfaces incorporating a breakfast bar and stainless steel one and a half bowl sink unit with black mixer tap.

Integrated appliances include an oven, combination microwave/grill, stainless steel five-ring gas hob with extractor hood above and dishwasher. A door opens to the utility room.



## KITCHEN



## OPEN PLAN KITCHEN, DINING & LIVING AREA

24'3" x 22'1"

A superb open plan living space with wood grain effect Karndean flooring throughout. There is a window facing the front elevation with integrated plantation shutters, three anthracite column-style radiators, a further window to the rear elevation, recessed ceiling downlights and UPVC double glazed French doors opening onto the rear garden.

The dining and sitting area features a contemporary wood burner, whilst the kitchen itself is fitted with a range of modern wall, base and drawer units complemented by stainless steel



## SNUG/LIVING ROOM



**UTILITY ROOM**

5'1" x 5'0"

Fitted with units matching those in the kitchen together with Corian work surfaces incorporating a stainless steel single drainer sink unit with mixer tap. There is space and plumbing for a washing machine and stacked tumble dryer. A door opens to the cloakroom WC and an opaque double glazed rear door opens onto the rear garden.



**FAMILY BATHROOM**

8'2" x 5'2"

Appointed with a modern three-piece white suite comprising panel bath with dual-head thermostatic shower and protective screen above, dual flush low level WC and pedestal wash hand basin with mixer tap. The walls are partially tiled and there is a chrome heated towel rail, opaque rear elevation window, recessed ceiling downlights and extractor fan.



**CLOAKROOM WC**

Installed with a modern dual flush low level WC and pedestal wash hand basin with tiled splashback. Having partially panelled walls, radiator, recessed ceiling downlights and extractor fan.

**FIRST FLOOR LANDING**

With radiator, access to the loft space, a deep built-in storage cupboard housing the Worcester gas combination boiler and doors opening to the family bathroom and bedrooms.



**BEDROOM ONE**

13'2" x 12'6"

A lovely double bedroom featuring a panelled feature wall, recessed downlights, radiator and a window facing the front elevation with integrated plantation shutters. There is provision for a wall-mounted television with fitted drawer unit below. A door opens to the ensuite shower room and an open throughway leads to the dressing room.

## DRESSING ROOM

11'5" x 7'2"

Converted from the original fourth bedroom to create an impressive dressing room fitted with floor-to-ceiling wardrobes, integrated mirrors and dressing table. Having a rear elevation window, radiator and recessed ceiling downlights.



## EN SUITE SHOWER ROOM

Recently installed with a beautiful contemporary white suite comprising oversized shower enclosure with dual-head black thermostatic shower, vanity unit incorporating dual flush low level WC and wash hand basin with mixer tap. The walls are partially tiled and there is a black heated towel rail, arched opaque front elevation window, recessed ceiling downlights and extractor fan.



## BEDROOM TWO

12'0" x 10'4"

Having a built-in wardrobe, front elevation window with

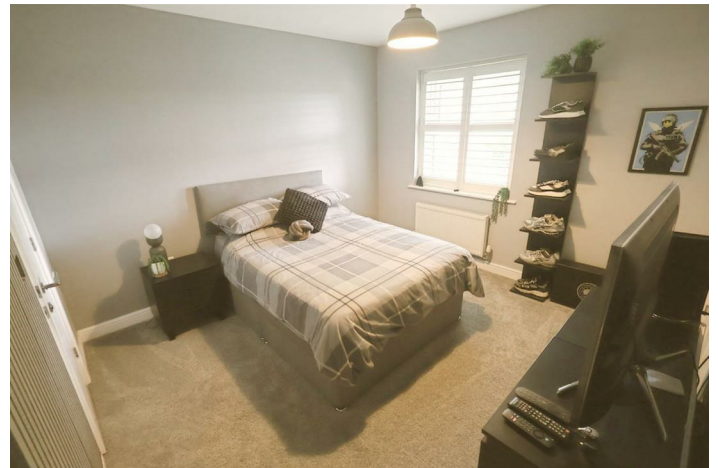
integrated plantation shutters, radiator and door opening to the ensuite shower room.



## EN SUITE SHOWER ROOM

6'9" x 3'9"

Installed with a modern white three-piece suite comprising oversized shower enclosure with dual-head thermostatic shower, dual flush low level WC and pedestal wash hand basin with mixer tap. The walls are partially tiled and there is a chrome heated towel rail, ceramic tiled flooring, recessed ceiling downlights and extractor fan.



## BEDROOM THREE

9'1" x 8'5"

Having a rear elevation window and radiator.



## REAR GARDEN

A beautifully landscaped and low maintenance rear garden featuring artificial lawn, paved pathways and patio area together with sleeper raised planters and slate chip shrub and flower borders. There is gated side access, outside lighting, power supply and water tap. Access can also be gained to the garages from the rear garden.



## GARAGES

The garages are approached from the rear of the property, both having automatic up-and-over doors. One garage also benefits from an automatic roller door opening into the rear garden, allowing vehicle access through if required. Both garages benefit from power and lighting.



## EXTERNALLY



## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

## Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

## Mortgage Advice (Wrexham)

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.

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.

