



I Lynfield

Gresford | Wrexham | LL12 8UH

£250,000

MONOPOLY
BUY ■ SELL ■ RENT

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A fantastic opportunity to purchase a charming two double bedroom end of terrace property situated on Old Wrexham Road, Gresford. The well appointed internal accommodation comprises an entrance hall, lounge open plan into a dining area with a wood burning stove. To the rear is a stylish fitted galley style kitchen with external door to the rear garden and a door to the downstairs wc. To the first floor are two spacious bedrooms and a bathroom. Externally the property boasts an off road parking space and a private enclosed rear garden. Gresford is known for its friendly community and picturesque surroundings, making it an ideal place for families and professionals alike. With local amenities and transport links nearby, this home combines the charm of village life with easy access to the conveniences of Wrexham and Chester.

- A TWO BEDROOM END OF TERRACE
- OPEN PLAN LOUNGE/DINER WITH WOOD BURNING STOVE
- MODERN FITTED KITCHEN
- ENTRANCE HALL
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- SOUGHT AFTER VILLAGE LOCATION
- VIEWING HIGHLY RECOMMENDED!



Location

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. Gresford Trust Memorial Hall provides wonderful indoor and outdoor facilities for community-use. The modern purpose-built building is set in 18 acres of land and is the home to local football, cricket, tennis and bowling clubs. 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 Pant-yr-Ochain", offers an attractive hospitality option within easy reach. Excellent transport links can be found in Wrexham, just 10 minutes away. Wrexham General Station makes it easy to reach Liverpool, Chester, Shrewsbury, Birmingham, London and more with ease. The A55 expressway is also easily accessible, linking you to Chester and the North Wales coast. Just 10 minutes away from Wrexham, the largest town in North Wales, there are plenty of leisure activities to enjoy. Erddig National Trust is a historic house surrounded by walled gardens which offers plenty of beautiful walks. Watch the Wrexham football team, one of the oldest football clubs in the world, play a match or visit the Gothic St Giles' Church. Enjoy days outdoors a little further afield in Snowdonia National Park or head to Chester to spend the day exploring the historic walled city.

Entrance Hall

Glazed timber entrance door, tiled flooring, stairs rising to the first floor, door reception rooms.

Living Room

Window to front providing a good degree of natural light, wood effect flooring, open plan into dining area.

Additional Information

Timber framed double glazed windows...gas central heating.

Dining Room

With a continuation of the wood effect flooring, wood burning stove set on a tiled hearth with timber lintel over, window to rear, understairs storage cupboard, door to kitchen.

Kitchen

A fitted range of wall and base units, complementary timber worktops, inset ceramic sink with mixer tap, single oven, gas hob, extractor, tiled splashback, tiled floor, contemporary vertical wall radiator, window to side. Door to wc, external door to rear garden.

WC

With low level wc, hand wash basin, tiled flooring.

First Floor Landing

Carpet, doors to both bedrooms and bathroom. Storage cupboard. Loft access with natural light tunnel. Loft is partially boarded.

Bedroom One

Spacious principal bedroom with carpet, window to front plus feature portal window.

Bedroom Two

Carpet, window to rear.

Bathroom

Bathtub with electric shower over, shower screen, tiled splashback, low level wc, hand wash basin set in a storage unit, wood effect flooring, window to rear. Storage cupboard.





Outside

Front - Gate and path to front door, gravel off road parking space.

Rear - Hardstanding area adjacent the rear of the house, outside tap, gate to side, planted borders, step up to gravel area with stepping stones to rear, planted border, timber garden store, small outbuilding to the rear, hedge to one side fencing to the other.

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.

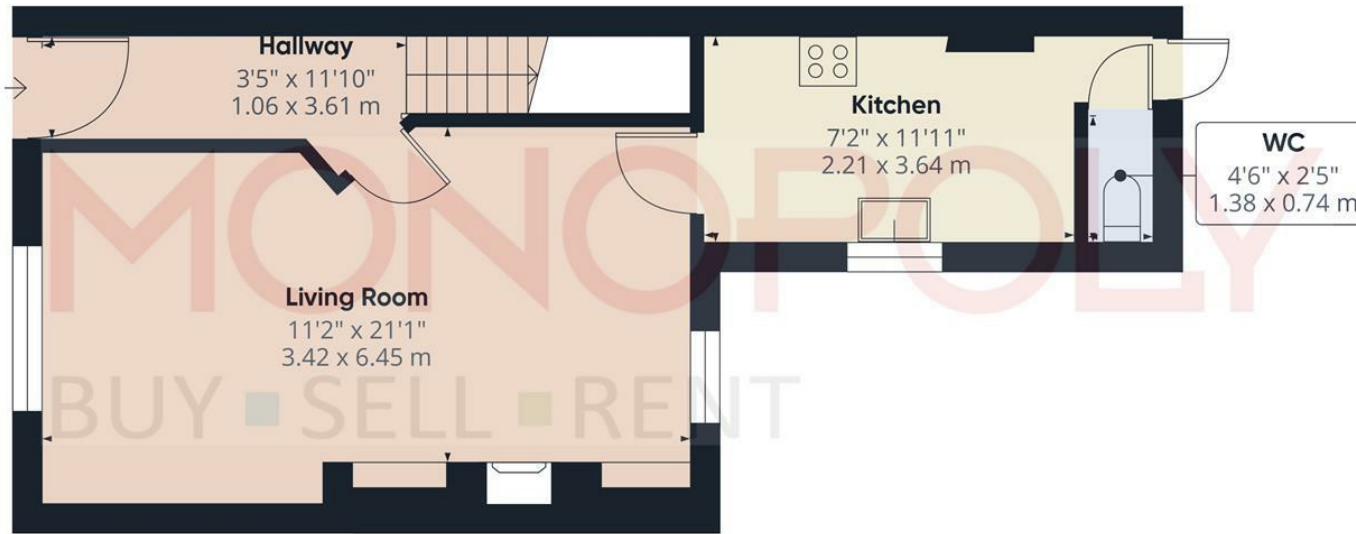
MORTGAGES

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.

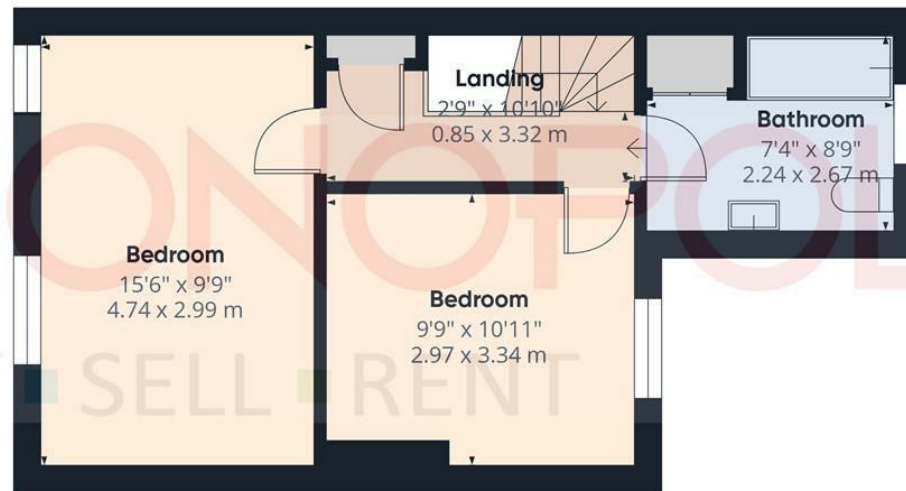
Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage





Ground Floor



Floor 1

Approximate total area⁽¹⁾

772 ft²
71.8 m²

(1) Excluding balconies and terraces

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

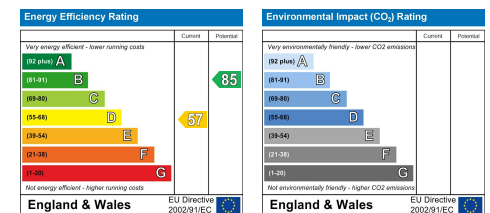
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