



3

Gresford | Wrexham | LL12 8TP

£230,000

MONOPOLY
BUY ■ SELL ■ RENT

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Nestled on South View between Chester Road and Old Wrexham Road in the sought after village, Gresford, Wrexham. This two bedroom terraced house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining. A stylish fitted kitchen, rear hall and spacious four piece bathroom completes the ground floor. To the first floor are two double bedrooms. Additionally, the property includes parking for one vehicle, a valuable asset in this desirable location. To the rear the property boasts a variety of garden areas and although slightly offset from the property provide brilliant spaces for enjoying the outdoors. 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 TERRACED HOUSE
- SOUGHT AFTER VILLAGE LOCATION
- TWO RECEPTION ROOMS
- MODERN FITTED KITCHEN
- SPACIOUS FAMILY BATHROOM TO THE GROUND FLOOR
- GENEROUS GARDENS
- OFF ROAD PARKING
- 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.

Living Room

Composite entrance door, window to front, fire place with timber surround, carpet, opening to dining room.

Dining Room

Window to rear, understairs storage alcove, wood burning stove, carpet, open plan to kitchen.

Kitchen

Fitted range of wall and base units, timber work tops, ceramic sink drainer with mixer tap over, gas hob, extractor over, oven and grill, tiled splash back, window to side, wall mounted gas combi boiler, open plan into rear hall. Tiled floor.

Rear Hall

Tiled floor, external door to side, door to bathroom.

Bathroom

Panel bath with shower over, shower screen, wc, hand wash basin set in a vanity unit, tiled splashback, slate tiled floor. Spotlights to ceiling, frosted window to side.

First floor landing

Doors off to both bedrooms.

Bedroom One

Double bedroom, carpet, window to front.

Bedroom Two

Double bedroom, carpet, window to rear, loft access.

Outside

Off road parking on the front drive, path to front door. To the rear is a courtyard with gravel, gate to rear access. Off set rear garden with patio, lawn, stepping stone paving to rear, timber garden store and further paving. An additional area of garden with lawn, gravel area, greenhouse and garden store, further on is another garden space with lawn and base for a summer house.

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.





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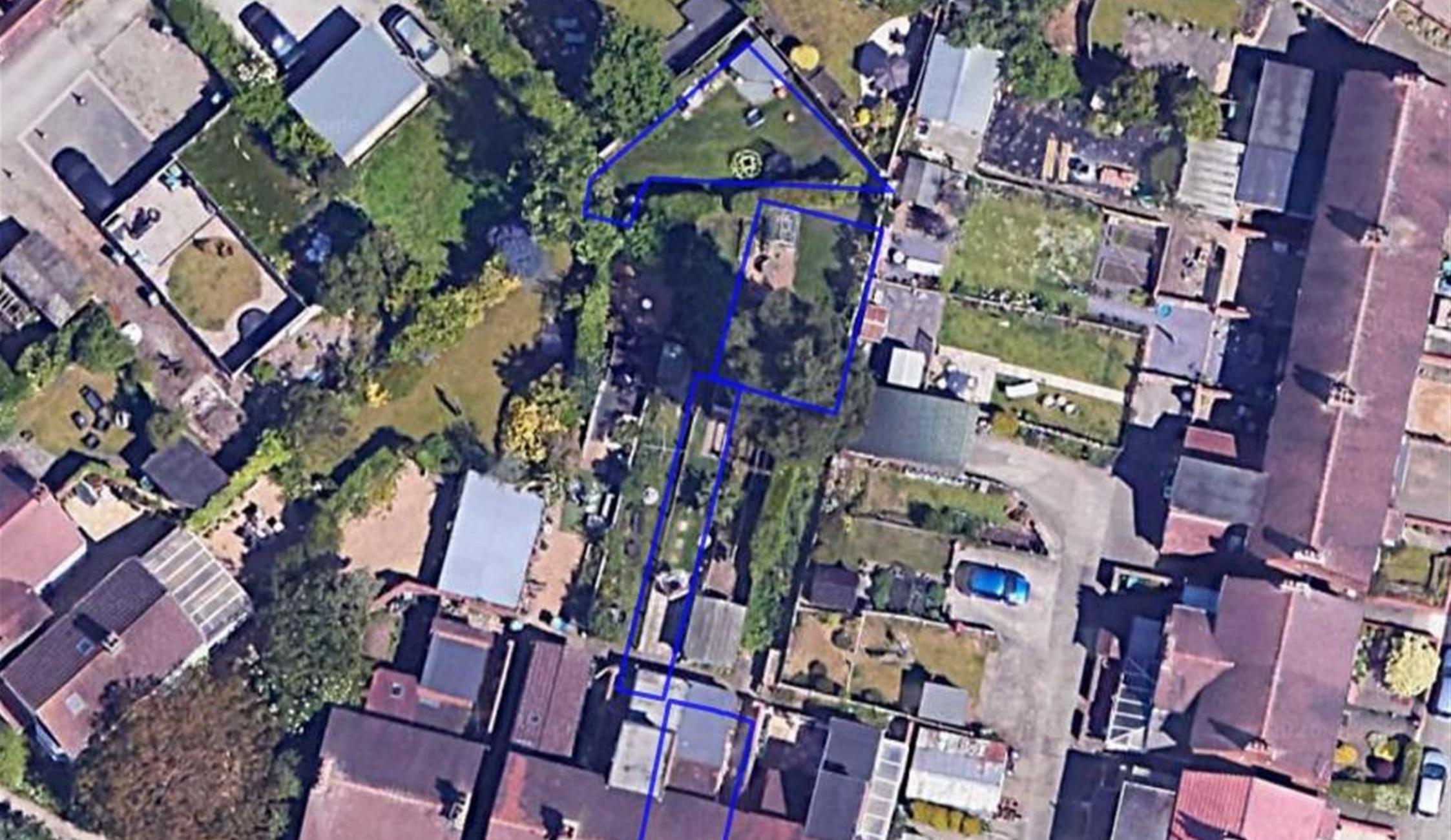
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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive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

Environmental Impact (CO ₂) Rating		Current	Prospective
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			
England & Wales	EU Directive 2002/91/EC		





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