



14

Wrexham | | LL12 8ER

£229,950

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# 14

Wrexham | | LLI 2 8ER

Situated within the highly sought-after village of Gresford, this well-presented two double bedroom semi-detached home benefits from a pleasant position within a quiet cul-de-sac and enjoys the added advantage of not being directly overlooked to the rear. In brief, the accommodation comprises an entrance hallway leading into an open plan living, dining and kitchen area, creating a bright and sociable space ideal for modern living. There is also an inner hallway providing access to a useful utility/storage area and downstairs WC. To the first floor, the landing leads to two well-proportioned double bedrooms and a newly fitted contemporary bathroom. Externally, the property benefits from a decorative stone driveway to the front providing off-road parking for up to three vehicles. The rear garden has been thoughtfully landscaped and features two paved patio seating areas, a lawned garden, decorative stone and a variety of established trees and shrubs, creating a private and attractive outdoor space. Chestnut Close is ideally positioned within the heart of Gresford, a popular village offering a wide range of amenities within walking distance including shops, schools, eateries and medical facilities. The Quarry and Gresford Pond are both nearby, providing scenic walking routes, while regular bus services between Wrexham and Chester are easily accessible. The nearby A483 also offers excellent transport links to Chester, Oswestry and the wider North West.

- TWO DOUBLE BEDROOM SEMI-DETACHED HOME
- SOUGHT AFTER RESIDENTIAL LOCATION OF GRESFORD
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- INNER HALLWAY AND UTILITY
- OPEN PLAN LIVING/DINING/KITCHEN
- NEWLY FITTED BATHROOM
- DRIVEWAY TO THE FRONT FOR THREE VEHICLES
- LANDSCAPED GARDEN TO REAR
- CUL-DE-SAC
- NOT OVERLOOKED AT THE REAR



### Entrance Hallway

UPVC double glazed door leads into entrance hallway with uPVC double glazed window to the side. Wooden laminate flooring, ceiling light point, radiator, stairs to first floor and doors into kitchen and living room.

### Open Plan Living/Dining Room

UPVC double glazed window to the front and uPVC double glazed French doors to the garden. Decorative tile and wrought iron open fireplace in working order, set on a quarry tiled hearth with wooden surround. Wooden laminate flooring, radiator, two ceiling light points and opening into the kitchen.

### Kitchen

Housing a range of wall, drawer and base units with work surface over, incorporating a stainless steel sink unit with mixer tap over. Integrated appliances to include electric oven, gas hob and extractor over. Space for fridge freezer. Under-stairs pantry/storage area. Ceiling light point, radiator, wooden laminate flooring and uPVC double glazed window to the rear. Door leads into inner hallway with utility and WC.

### Inner Hallway

UPVC double glazed door to the front, wooden laminate flooring, ceiling light, power, door to rear garden and doors to utility and downstairs WC.

### Utility/Store

UPVC double glazed window to the front. Space and plumbing for washing machine, space for tumble dryer, light and power.

### Downstairs WC

Low-level WC, wooden laminate flooring and ceiling light point.

### Landing Area

UPVC double glazed window to the side. Carpet flooring, access to loft, ceiling light point and doors into bedrooms and bathroom.

### Bedroom One

Two uPVC double glazed window to the front elevation. Built in wardrobe alcove with clothing rail and shelf. Carpet flooring, ceiling light point and radiator.

### Bedroom Two

UPVC double glazed window to the rear elevation. Built in storage housing combination boiler. Carpet flooring, ceiling light point and radiator.

### Bathroom

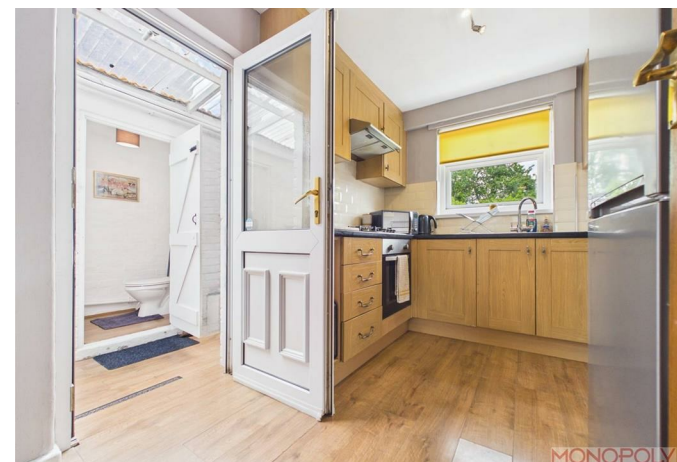
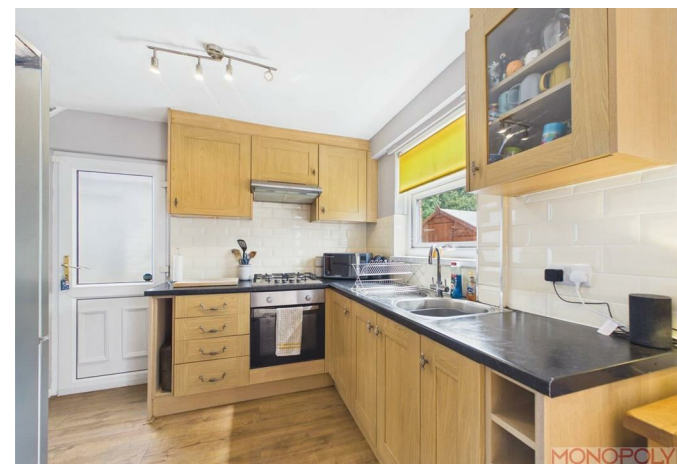
Three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit and panelled bath with mains shower over. Chrome heated towel rail, part tiled walls, vinyl flooring, fitted vanity unit and uPVC double glazed frosted window to the rear.

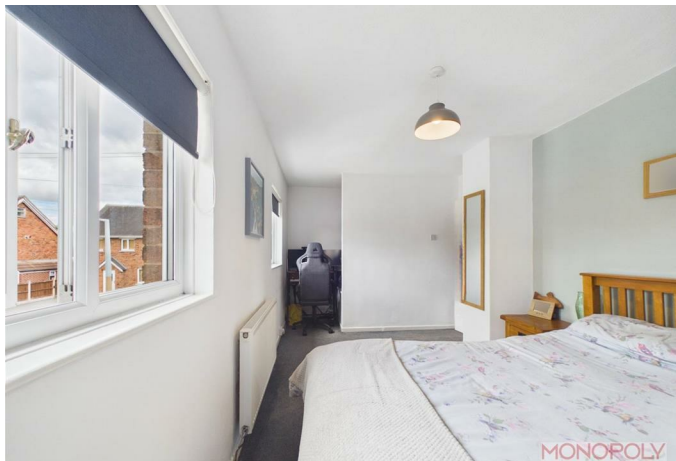
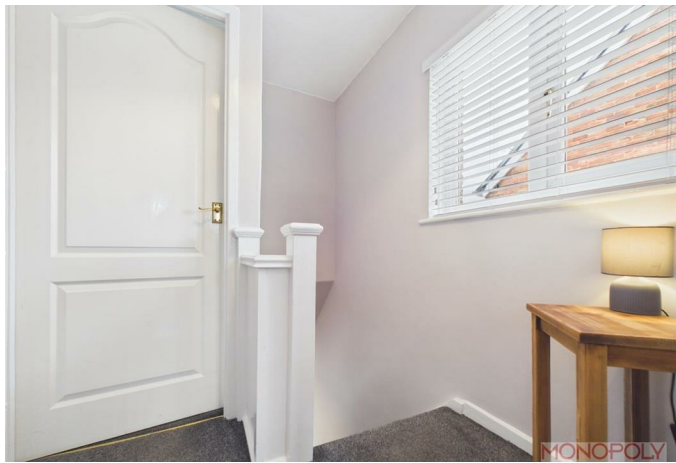
### Outside

To the front there is a decorative stone driveway with space for three vehicles and paving leads to the front entrance. The rear garden has been thoughtfully landscaped to comprise of a lawned garden area, decorative stone, two Indian stone paved patio seating areas, timber built shed and established shrubberies and trees to the borders. Additionally there is an outside tap and lighting. The garden has the added benefit of not being overlooked from the rear. To the boundaries are fence panels and stone walling adding to the security and privacy.

### Additional Information

The gas boiler was replaced approximately 10 years ago and has been regularly serviced. The current owners have opened up the dining room and kitchen





to create a more spacious open plan living arrangement, enhancing the flow of the ground floor accommodation. The bathroom has also been recently updated, while the feature fireplace within the living room is in working order.

#### **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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**WC**  
4'0" x 3'1"  
1.23 x 0.95 m

**Utility Room**  
7'3" x 6'6"  
2.22 x 1.98 m

**Inner Hallway**  
17'3" x 4'6"  
5.26 x 1.38 m

**Kitchen**  
10'6" x 7'8"  
3.20 x 2.35 m

**Hallway**  
4'6" x 3'3"  
2.51 x 1.02 m

**Open Plan Living/Dining**  
19'4" x 11'0"  
5.91 x 3.36 m

Ground Floor

**Bathroom**  
5'7" x 6'7"  
1.70 x 2.03 m

**Bedroom**  
10'3" x 10'6"  
3.13 x 3.21 m

**Landing**  
4'6" x 6'7"  
1.38 x 2.02 m

**Bedroom**  
8'11" x 14'0"  
2.74 x 4.29 m

Floor 1

Approximate total area<sup>(1)</sup>

766 ft<sup>2</sup>  
71.2 m<sup>2</sup>

(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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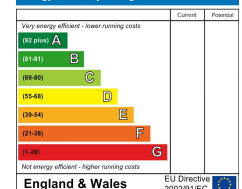
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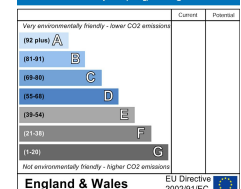
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**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**





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