



3 Cartmel

Gresford | Wrexham | LL12 8NT

£170,000

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT

3 Cartmel

Gresford | Wrexham | LL12 8NT

Situated within the highly desirable village of Gresford, this beautifully presented first-floor apartment offers an exceptional standard of living, seamlessly combining style, comfort, and convenience.

Boasting two generously proportioned double bedrooms, the property is ideally suited to discerning professionals, couples, or those looking to downsize without compromising on quality. Offering a low-maintenance lifestyle in a well-connected setting, it also presents an attractive investment opportunity.

The apartment is accessed via a private entrance, leading into a welcoming hallway with oak internal doors and a useful storage cupboard. At the heart of the home is a stylish open plan living, dining, and kitchen area, designed to create a bright and sociable environment. The contemporary kitchen is fitted with an extensive range of cream high-gloss units, complemented by integrated appliances.

Both bedrooms are well-proportioned doubles, with the principal bedroom benefiting from a modern en-suite shower room. The main bathroom is equally well-appointed, featuring a four-piece suite including a bath and separate shower enclosure.

Externally, the property benefits from two allocated parking spaces and access to well-maintained communal gardens.

- SPACIOUS TWO BEDROOM FIRST FLOOR APARTMENT
- PRESTIGIOUS & HIGHLY DESIRABLE VILLAGE LOCATION
- TWO ALLOCATED PARKING SPACES
- PRINCIPAL BEDROOM WITH EN SUITE SHOWER ROOM
- CONTEMPORARY OPEN PLAN LIVING SPACE
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- WELL MAINTAINED COMMUNAL GROUNDS
- HIGH SPECIFICATION KITCHEN WITH INTEGRATED APPLIANCES



ACCOMMODATION COMPRISING

The property is accessed via a private entrance door which leads into the entrance hallway.

ENTRANCE HALLWAY

With spotlights to the ceiling, built-in cloaks/storage cupboard, intercom system, radiator, Oak doors off to all rooms.

OPEN PLAN LOUNGE/ DINING / KITCHEN AREA

Fabulous room consisting of a Lounge area, Dining Area through to the kitchen. The kitchen consists of modern cream fronted Hi gloss range of wall and base cupboards with complementary worktop surfaces, incorporating a stainless steel single drainer sink unit with mixer tap, built in four ring induction hob with stainless steel splashback and stainless steel canopy extractor hood above, built in oven/grill, integrated fridge, vinyl flooring, integrated dishwasher, UPVC Double glazed window to the rear, cupboard housing gas central heating combi boiler, spotlights to the ceiling and space and plumbing for washing machine. The living area has a UPVC Double glazed window to the front, spotlights to the ceiling, radiator and wall light point.

BEDROOM ONE

A good sized double bedroom with UPVC Double glazed window to the front with radiator beneath, spotlights to the ceiling, carpeted flooring, door off to the en-suite shower room.

EN SUITE SHOWER ROOM

Comprising of a shower enclosure with shower, low level w.c., wash hand basin with mixer tap, w.c with dual flush, , inset ceiling spotlights, extractor fan, shaver socket, part tiled walls and tiled flooring.

BEDROOM TWO

With UPVC Double glazed window to the front,

with radiator beneath, spotlights to the ceiling, telephone point, carpeted flooring.

BATHROOM

Comprising of a panel enclosed bath with shower attachment, wall mounted wash hand basin with mixer tap, low level wall mounted w.c. with dual flush, shower enclosure with thermostatic shower, UPVC Double glazed frosted window, extractor fan, electric shaver socket, tiled flooring, spotlights to the ceiling, part tiled walls.

OUTSIDE

To the outside the property has the benefit of two designated parking spaces, bin store and communal gardens.

LOCATION

Gresford is renowned for its strong sense of community and excellent connectivity, offering convenient access to both Wrexham and Chester via the A483 bypass. The area is well served by regular public transport links and is ideally positioned for nearby business parks.

The village itself provides a wide range of amenities, including shops, healthcare services, beauty salons, sports facilities, and a selection of popular pubs and restaurants. Primary and secondary schools are also available within the local catchment area.

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.

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 PETE on 07907 419605 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

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.

Copy of Lease terms and ground rent etc is available



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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Future		Current	Future
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(81-91) B		
(81-91) B			(69-80) C		
(69-80) C			(55-68) D		
(55-68) D			(39-54) E		
(39-54) E			(21-38) F		
(21-38) F			(11-20) G		
(1-20) G			Not environmentally friendly - higher CO ₂ emissions		
Not energy efficient - higher running costs					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT