



18

Wrexham | | LL12 8HP

£285,000

**MONOPOLY**<sup>®</sup>

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# 18

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Situated on a generous corner plot within a quiet cul-de-sac in the sought-after village of Gresford, this fully renovated two double bedroom semi-detached bungalow is offered for sale with the added benefit of no onward chain.

In brief, the accommodation comprises an entrance hallway, spacious living room, modern open plan kitchen/dining room, utility space, two well-proportioned double bedrooms and a contemporary shower room.

Externally, the property benefits from a spacious driveway providing off-road parking for multiple vehicles and access to a detached single garage. There is a lawned garden to the front with mature hedging to the boundaries, offering a good degree of privacy, while to the rear is a low-maintenance paved courtyard with side access and external up and down lighting.

Redland Close is a popular residential location within Gresford, a well-regarded village offering a range of amenities including shops, schools and eateries. The property is ideally positioned adjacent to a green space which leads through to The Quarry, a well-known local walking area. Excellent transport links are available via the A483, providing convenient access to Wrexham and Chester, along with regular public transport services.

- TWO BEDROOM SEMI-DETACHED BUNGALOW WITH NO ONWARD CHAIN
- RENOVATED WITH RE-WIRE, CENTRAL HEATING SYSTEM AND MORE
- DETACHED GARAGE
- CORNER PLOT CUL-DE-SAC LOCATION
- ENTRANCE HALLWAY AND SPACIOUS LIVING ROOM
- DOUBLE BEDROOMS
- OPEN PLAN AND MODERN KITCHEN/DINING AREA
- SEPARATE UTILITY SPACE IN GARAGE
- GARDEN TO FRONT AND COURTYARD PATIO TO REAR
- SOUGHT AFTER RESIDENTIAL LOCATION IN GRESFORD



### ENTRANCE HALLWAY

Newly fitted composite door leading into 'L' shaped entrance hallway with tiled flooring, panelled radiator, ceiling light point, access to partly boarded loft, cupboard housing electric box, doors to bedrooms, bathroom and reception areas.

### LIVING ROOM

UPVC double glazed window to the side overlooking the greenery, two panelled radiators, wooden laminate flooring and ceiling light point.

### KITCHEN/DINING ROOM

Newly fitted kitchen housing a range of wall, drawer and base units with complimentary work surfaces over incorporating a composite sink unit with mixer tap over. Integrated electric oven, hob and extractor hood over. Space for fridge freezer. Opening into the dining room with ample space for dining table. Tiled flooring throughout, two ceiling light points, two panelled radiators, two uPVC double glazed windows to the front elevation with venetian blinds and uPVC double glazed door leading to the rear courtyard area.

### BEDROOM ONE

UPVC double glazed window to the rear, wooden laminate flooring, panelled radiator and ceiling light point.

### BEDROOM TWO

UPVC double glazed window to the front, wooden laminate flooring, panelled radiator and ceiling light point.

### SHOWER ROOM

Three piece suite comprising low-level WC and wash hand basin set on a vanity unit with concealed cistern and a corner electric shower cubical. Finished with a chrome heated towel rail, tiled flooring,

ceiling light point and uPVC double glazed frosted window to the front.

### UTILITY/GARAGE

The garage has been separated into two spaces with a useful utility space with space and plumbing for washing machine and tumble dryer with a work surface over. Ceiling light point, wooden laminate flooring and power sockets. The garage has an up and over door with power and lighting.

### OUTSIDE

Situated in a good sized corner plot the property is approached via a gravelled driveway to the front right hand side which leads to the detached single garage. There is off road parking for two to three vehicles, a spacious front garden laid to lawn, with a mature hedge to the boundary. There is gated access to the side which leads to the rear, where there is a paved courtyard garden.

### ADDITIONAL INFORMATION

The home was fully renovated five years ago to include a full re-wire, full new boiler system, new kitchen, flooring and re-plastered along with decoration. There has been full silicon colored rendering to the front along with a new front door. There is a green next to the home that leads to the Gresford quarry and excellent for walks. The boiler has been serviced every year and loft space is partially boarded. Please note the floorplan only displays the utility as access was not possible at the time and will be updated in due course.

### 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.





**Hallway**  
9'10" x 2'7"  
3.02 x 0.81 m

Ground Floor Building 1



**Utility Room**  
8'9" x 5'5"  
2.68 x 1.65 m

Ground Floor Building 2

Approximate total area<sup>(1)</sup>  
748 ft<sup>2</sup>  
69.7 m<sup>2</sup>

(1) Excluding balconies and terraces

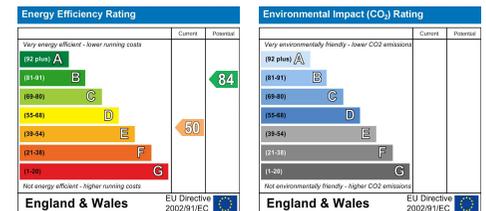
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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