



## Pant Lane, Wrexham LL12 8EY

### £320,000

Located on the desirable Pant Lane in the village of Gresford, this beautifully presented semi-detached 3 bedroom dormer bungalow offers versatile living accommodation. In brief, the property comprises an entrance porch, inner hallway, lounge with log burner, dining room with French doors to the rear garden, additional snug/bedroom, shaker-style kitchen with integrated appliances, ground floor double bedroom and a modern three-piece shower room. Upstairs are two further bedrooms, one with en-suite and both having eaves storage and two Velux skylights. Externally, the property features a generous block-paved driveway with space for multiple vehicles, gated side access with log storage, a detached workshop and a timber summerhouse. The front and rear gardens are well maintained, with established shrubs and flower borders.

Gresford is a highly regarded village offering a range of amenities including a shop, café, pharmacy, pub and takeaway. Gresford Lake is just a short walk away and the nearby Gresford Quarry Nature Reserve provides scenic countryside walks. The A483 is easily accessible, offering convenient links to Wrexham, Chester and beyond.

- IMMACULATELY PRESENTED 3 BED SEMI-DETACHED DORMER BUNGALOW
- LOUNGE AND SEPARATE DINING ROOM WITH FRENCH DOORS TO GARDEN
- GROUND FLOOR DOUBLE BEDROOM AND MODERN THREE-PIECE SHOWER ROOM
- GENEROUS BLOCK-PAVED DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- DETACHED WORKSHOP AND TIMBER SUMMERHOUSE
- LOCATED ON THE SOUGHT-AFTER PANT LANE IN THE POPULAR VILLAGE OF GRESFORD
- SHAKER-STYLE KITCHEN WITH INTEGRATED APPLIANCES
- TWO FIRST-FLOOR BEDROOMS - ONE WITH EN-SUITE,
- WELL-MAINTAINED FRONT AND REAR GARDENS
- CLOSE TO VILLAGE AMENITIES, AND EXCELLENT A483 ROAD LINKS



## Entrance Porch

A practical and welcoming entrance porch fitted with uPVC double glazed windows to dual aspects and a uPVC entrance door. Finished with tiled flooring, a wall-mounted light, and a hardwood internal door featuring a decorative stained-glass window leading into the main accommodation.

## Entrance Hall

Original parquet wooden tiled flooring. Doors off to lounge, bedroom one and two, dining room, bathroom and kitchen. Panelled radiator and ceiling light point

## Living Room

uPVC bay window to the front elevation. Multi-fuel burner sat on a stone hearth with wooden mantle. Ceiling light point, panelled radiator and original hardwood floorboards.

## Snug/Bedroom Four

uPVC double glazed window to the side elevation. Two alcove storage cupboards with shelving. USB socket, ceiling light point, carpet flooring and panelled radiator.

## Kitchen

Shaker-style kitchen fitted with a range of painted wooden wall, drawer and base units topped with complementary wooden work surfaces. 1½ porcelain sink unit with mixer tap. Integrated 'Neff' appliances include fridge freezer, dishwasher, eye-level electric double oven and grill, and four-ring electric hob with extractor hood. Cupboard housing the combination boiler. Also features power sockets with USB ports, wood-effect vinyl flooring, modern vertical radiator, recessed LED lighting, USB ports, uPVC double glazed window to the side elevation, and uPVC double glazed door to the rear garden

## Dining Room

Light and airy space with uPVC double glazed

French-style doors leading outside. Carpet flooring, panelled radiator, ceiling light point and stairs rising to the converted loft space and bedrooms two and three.

## Bedroom One

Ground floor double bedroom fitted with wardrobes with mirrored sliding doors, clothing rails and shelving. uPVC double glazed window to the front elevation, carpet flooring, USB ports, ceiling light point and panelled radiator.

## Shower Room

Modern three-piece suite comprising low-level WC set within a vanity unit and a mains-fed corner shower with dual hose attachment and glass screen. Tiled walls and vinyl flooring, heated towel rail, extractor and uPVC frosted double glazed window to the rear elevation.

## Landing Area

Stairs rise from the dining area to a small landing with doors to bedrooms two and three. Carpet flooring and ceiling light point

## Bedroom Two

Two Velux skylights to the front and rear elevation with sliding blinds. Eave storage cupboards, carpet flooring, recessed LED lighting, panelled radiator and door into en-suite.

## En-suite

Two-piece suite comprising low-level WC and wash hand basin. Wall light point, extractor fan and tiled flooring

## Bedroom Three

Two Velux skylights to the front and rear elevation with pull-down blinds. Carpet flooring, ceiling light point, panelled radiator and under-eave storage

## Additional Information

The property is fitted with engineered oak internal





doors, with glazed doors to the kitchen and dining area. Heating is controlled via a Hive smart system. A reconditioned roof was completed in October 2024.

## Outside

The property is approached via a generous block-paved driveway offering ample off-road parking for multiple vehicles. The front garden is mainly laid to lawn with a well-maintained border of mature shrubs and flowering plants. A central pathway leads to the main entrance, with gated access which runs along the side of the property, providing access to a large log store and outdoor water tap. This area offers practical storage space and access to the rear garden. The rear garden is attractively landscaped and designed for low maintenance. A central lawn is bordered by established plants and shrubs, with a paved pathway running through. There is a gravel seating area ideal for outdoor dining, a summerhouse, and a metal shed for storage. The garden is enclosed by fencing, offering privacy and a secure space.

## Important Information

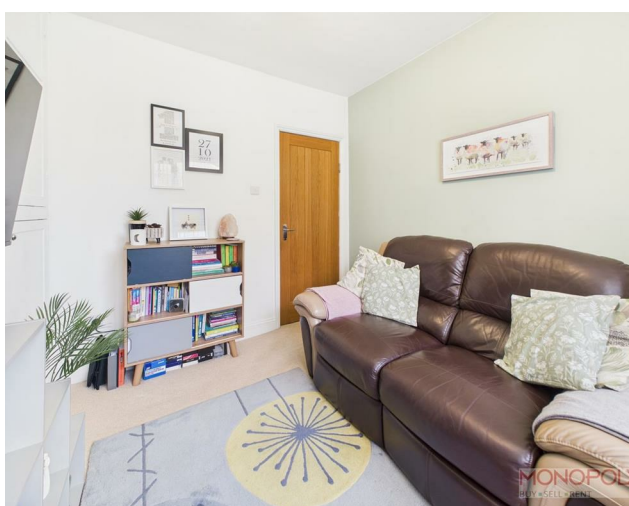
### MONEY LAUNDERING REGULATIONS 2003

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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.

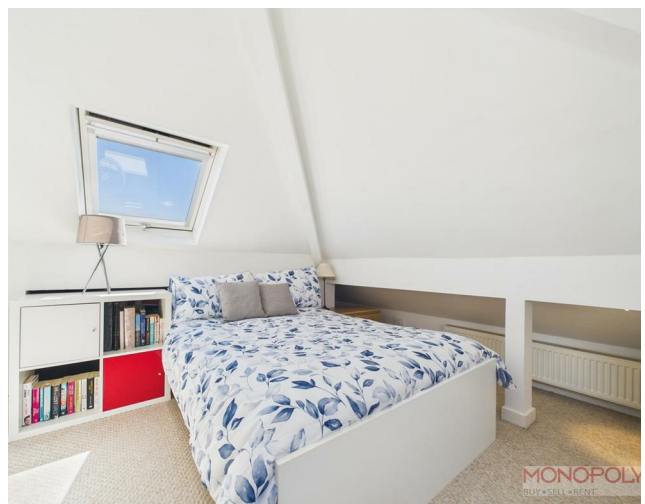
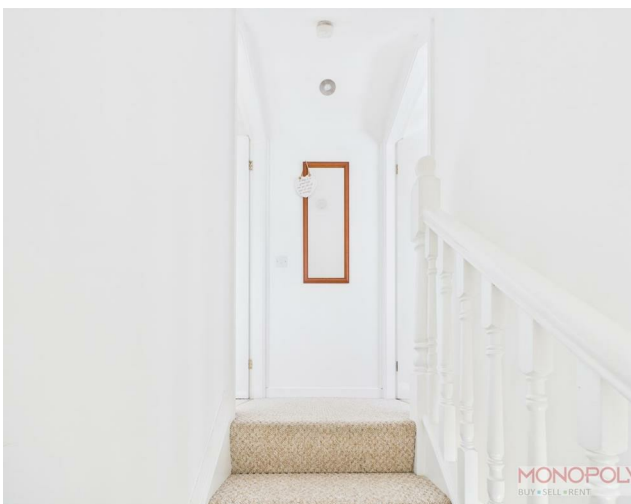


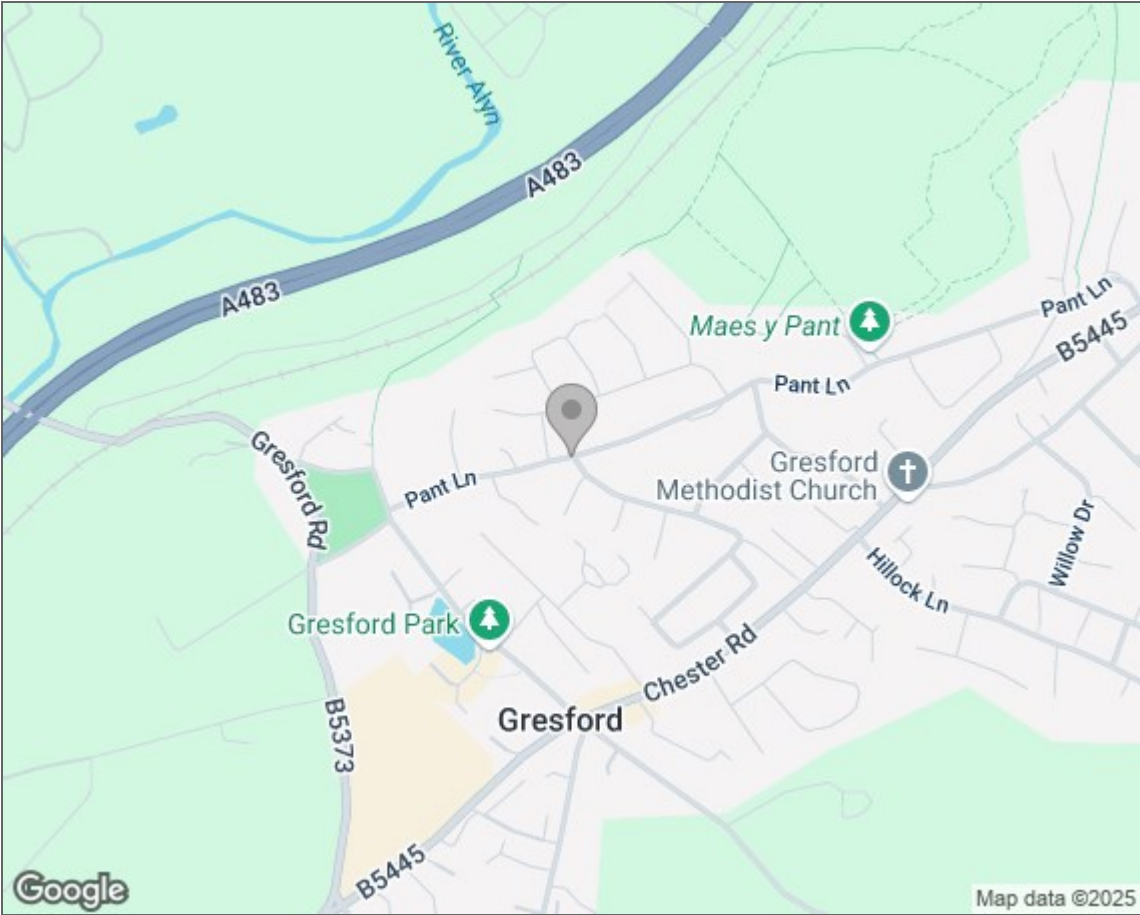












Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		86	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	64		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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