



34

Wrexham | LL12 8TZ

£260,000

MONOPOLY
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Located in the sought-after village of Gresford is this immaculate two-bedroom semi-detached home, part of an attractive SG Estates development and designed with modern upside-down living to maximise light and space. Built in 2019 and still benefiting from its NHBC warranty, the property offers contemporary, low-maintenance living in a highly desirable setting. To the ground floor, a spacious entrance hallway leads into a generous living room, creating a quiet and cosy space separate from the main open-plan hub upstairs. There is also a convenient downstairs WC and an under-stairs storage cupboard. The first floor is the highlight of the home, featuring an impressive open-plan kitchen, dining and additional living area, designed to make the most of the elevated position and bring a bright, airy feel to the main living spaces. This level also includes two well-proportioned bedrooms and a stylish modern bathroom, with the principal bedroom enjoying 'Jack-and-Jill' access. Externally, the property offers a low-maintenance rear garden with paved patio and fenced boundaries, along with a timber gate opening directly to the allocated parking space. Bryn y Gres is a well-planned modern development with attractive green spaces, mature trees and a peaceful community feel. Gresford itself is one of the area's most desirable villages, offering a selection of local shops, a pharmacy, cafés, a popular primary school, and the beautiful Gresford Lake. The village is surrounded by countryside walking routes and leafy pathways leading towards Marford, Llay and the surrounding fields. Excellent transport links provide easy access to Wrexham, Chester, the A483 and regular public transport services. A beautifully presented, move-in-ready home offering stylish modern living in a prime village location.

- TWO BEDROOM COACH HOUSE STYLE SEMI-DETACHED HOME
- UPSIDE-DOWN MODERN LIVING
- SPACIOUS ENTRANCE HALLWAY LEADING TO LIVING ROOM
- DOWNSTAIRS WC
- OPEN PLAN MODERN KITCHEN, DINING AND ADDITIONAL LIVING AREA
- DOUBLE BEDROOMS WITH 'JACK AND JILL' STYLE MODERN BATHROOM
- ALLOCATED PARKING SPACE TO REAR
- REAR PAVED GARDEN AREA
- NHBC WARRANTY
- SOUGHT AFTER LOCATION OF GRESFORD



Entrance Hallway

Composite door leads into entrance hallway area with LVT (Luxury Vinyl Tiled) flooring, stairs to first floor, ceiling light point, panelled radiator and door into downstairs WC. Seamlessly leads through to living area.

Downstairs WC

Two piece suite comprising low-level WC and pedestal wash hand basin. LVT flooring, radiator, recessed LED lighting, hard-wired security system, electric box and uPVC double glazed frosted window to the front elevation.

Living Room

UPVC double glazed door leading to the rear garden area. Continuation of LVT flooring, two ceiling light points, under-stairs storage cupboard with socket and panelled radiator.

First Floor Living Space

The stairs lead to a spacious open plan living area comprising kitchen, dining and seating area. The room has two uPVC double glazed windows to the front elevation and additional window to the rear, both with shutter blinds. There are two ceiling light points plus recessed LED lighting in the kitchen area, access to loft, panelled radiator, continuation of LVT flooring, doors to bedrooms and bathroom.

Kitchen

Housing a range of wall, drawer and base units with Quartz work surface and splash back. Integrated appliances to include fridge-freezer, dishwasher, electric oven, gas hob and extractor over. 1.5 inset stainless steel sink unit with mixer tap.

Bedroom One

UPVC double glazed window to the rear elevation with shutter blinds. Fitted with a range of wardrobes

with rails and shelving. Carpet flooring, ceiling light point and panelled radiator. Door to living space and bathroom.

Bathroom

'Jack and Jill' style bathroom with doors to bedroom and living space. Fitted with a modern three piece suite comprising low-level WC, wash hand basin set on a vanity unit and a double enclosed shower cubical with dual hose mains shower and screen. Finished with chrome heated towel rail, recessed LED lighting, LVT flooring, shave point, fitted vanity mirror and uPVC double glazed frosted window to the front.

Bedroom Two

UPVC double glazed window to the rear elevation with shutter blinds. Ceiling light point, carpet flooring and panelled radiator.

Outside

Externally, a covered underpass sits beneath part of the home, offering sheltered access through to the allocated parking spaces beyond, from which one is allocated to this property. From here, a gate leads directly into the rear garden area which is a paved patio area with fence panels to the boundary. To the front, there is a neat low-maintenance garden area with established shrubs, a pathway to the entrance door, and hedging providing a sense of privacy.

Additional Information

The property was bought from new in 2019 and still holds an NHBC for an additional 4 years. The property is classed as "upside down living" with the kitchen, dining, bedrooms and bathroom being located on the first floor with a living area and downstairs WC to the ground floor. The present owner has maintained the property since new





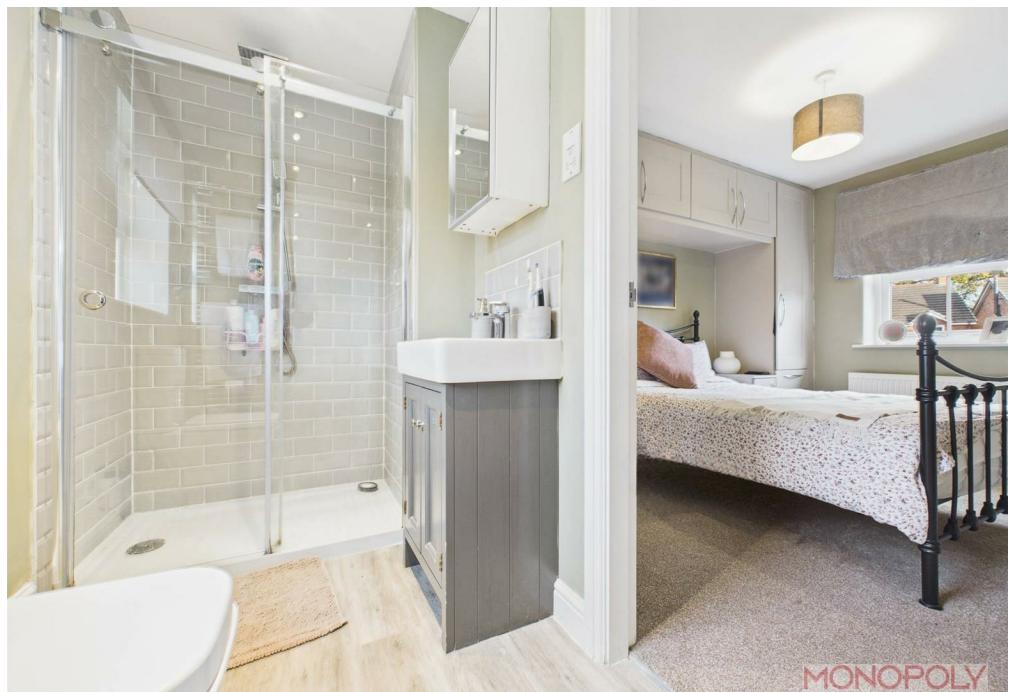
improving some aspects by adding shutters, fitted wardrobes and landscaping the garden.

There is an annual service charge of £422.70

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.





Approximate total area⁽¹⁾

744 ft²

69 m²

Ground Floor



Floor 1

(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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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			94
(92 plus) A			
(81-91) B		81	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
Very environmentally friendly - lower CO2 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 CO2 emissions			
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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