



42

Wrexham | | LL12 8NW

£265,000

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BUY ■ SELL ■ RENT

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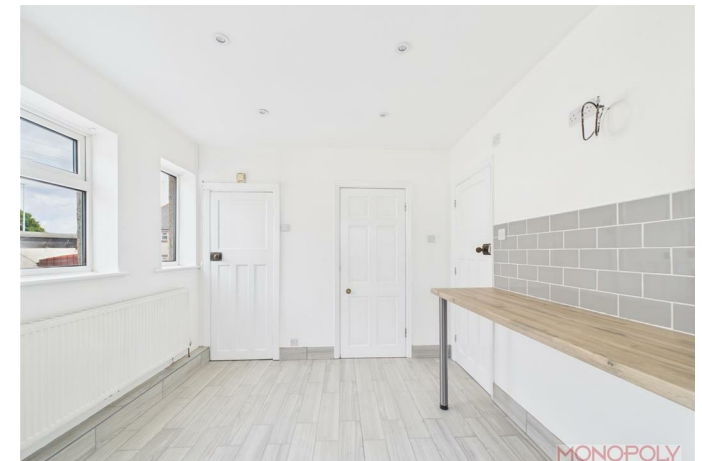
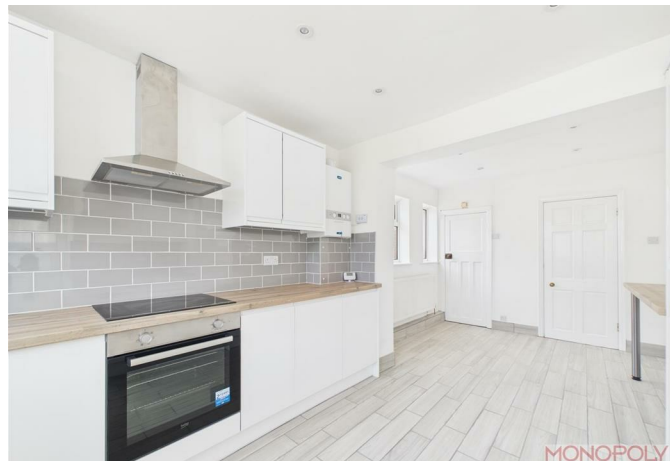
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Situated in the highly desirable and much sought-after area of Bodwyn Park, Gresford, this beautifully presented three-bedroom semi-detached home offers a wonderful opportunity for families and professionals alike. The property features a spacious lounge perfect for both relaxing and entertaining, a well-proportioned kitchen/dining area, and three comfortable bedrooms, providing ample space for modern family living. The bathroom is conveniently located to serve all bedrooms, and the home's well-designed layout ensures a light, airy, and welcoming feel throughout. Externally, the property enjoys a generous driveway providing parking for up to four vehicles, a rare feature in this sought-after location. The rear garden offers an ideal space for outdoor dining, family activities, or simply unwinding. Located within the ever-popular village of Gresford, the property benefits from a strong sense of community, highly regarded local schools, and a range of nearby amenities including shops, cafés, and traditional public houses. The picturesque village green and duck pond are just a short stroll away, and excellent transport links via the A483 provide easy access to Wrexham, Chester, and the North West. A superb opportunity to acquire a well-maintained home in one of Wrexham's most desirable residential areas — early viewing is highly recommended.

- THREE BEDROOM
- SEMI DETACHED HOUSE
- GAS CENTRAL HEATING
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- UPVC DOUBLE GLAZING
- DETACHED GARAGE
- WET ROOM



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted door which leads into the entrance hallway.

ENTRANCE HALLWAY

Comprising of radiator, staircase rising off to the first floor accommodation, carpeted flooring, door to the lounge.

LOUNGE

13'2" x 11'6" (4.03m x 3.51m)

With UPVC Double glazed bay window to the front with radiator beneath, open fireplace with marble effect hearth, carpeted flooring, door leading into the kitchen/dining room.

KITCHEN/ DINING ROOM

19'9" x 9'11" (6.04m x 3.04m)

Spacious room comprising of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl stainless steel sink unit with mixer tap, built in four ring electric hob oven/grill with stainless steel canopy extractor hood above, space and plumbing for washing machine, wall mounted gas central heating boiler, tiled flooring, UPVC Double glazed window to the rear, Integral fridge/freezer, breakfast bar, Two UPVC Double glazed windows to the side, radiator, understairs cupboard, door off to the wet room, spotlights to the ceiling, UPVC Double glazed and frosted door to the rear.

DOWNSTAIRS WET ROOM

7'6" x 4'10" (2.31m x 1.48m)

Comprising off shower with rainforest shower head, pedestal wash hand basin, dual flush low level w.c., UPVC Double glazed and frosted window to the rear, Chrome ladder style radiator/ towel rail, extractor fan.

FIRST FLOOR LANDING

With access to the loft space, UPVC Double glazed window to the side, carpeted flooring, door off to the bedrooms.

BEDROOM ONE

14'10" x 8'11" (4.54m x 2.72m)

With UPVC Double glazed bay window to the front, with radiator beneath, carpeted flooring.

BEDROOM TWO

10'6" x 7'4" (3.22m x 2.25m)

With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.

BEDROOM THREE

7'4" x 7'0" (2.25m x 2.15m)

With UPVC double glazed window to the rear, radiator, carpeted flooring.

OUTSIDE TO THE FRONT

The property is approached by a driveway to the front with off road parking for two vehicles. There are double wooden gates to the side, which give access to the extended driveway and in turn leads to the detached garage and rear garden.

OUTSIDE TO THE REAR

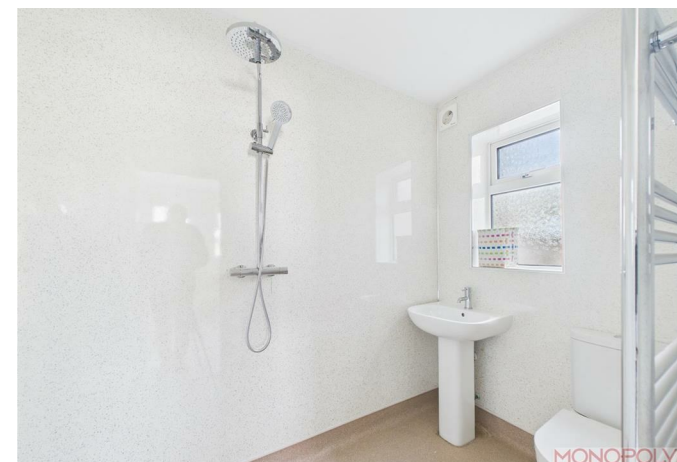
The garden is extensive with it being laid mainly to lawn, sitting area, and is made private with mature hedge to the left side boundary and panel enclosed fencing to the right hand side.

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.

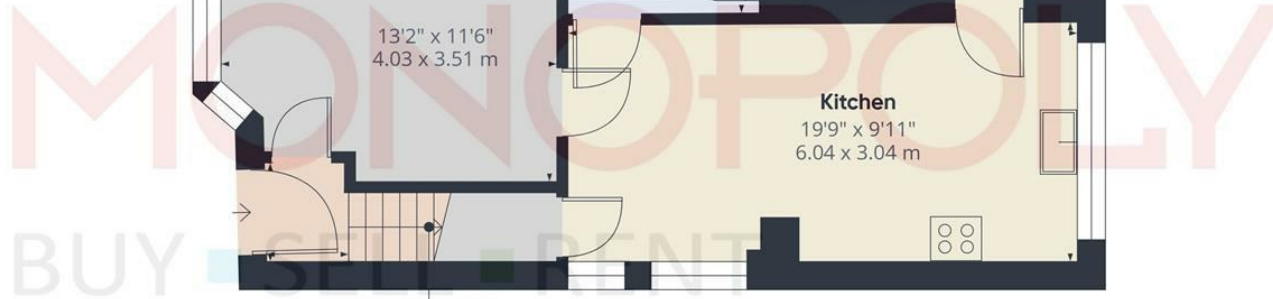
MORTGAGES

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 Material information for buyers in Web Link.



Hallway
3'9" x 3'10"
1.16 x 1.17 m

Ground Floor



Landing
2'9" x 4'3"
0.85 x 1.32 m

Floor 1

Approximate total area⁽¹⁾
674 ft²
62.4 m²

(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.

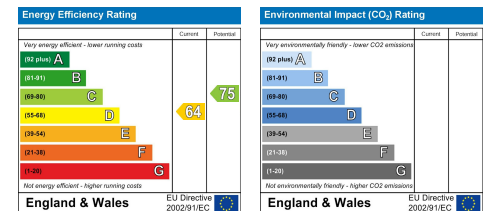
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