



Newtown, Wrexham LL12 8NG Offers In Excess Of £200,000

Situated within the highly sought-after village of Gresford, this charming and beautifully presented two bedroom terraced home is offered for sale with the added benefit of no onward chain. In brief, the accommodation comprises an entrance porch, living room, dining room/sitting room, kitchen, rear porch and a well-appointed four-piece bathroom suite to the ground floor. To the first floor, the landing provides access to two double bedrooms, both benefitting from character feature fireplaces. Externally, there is ample on-street parking to the front. The rear garden has been thoughtfully landscaped for ease of maintenance and features a paved courtyard seating area, established shrubs and a timber-built summer house. A timber gate provides rear access, while fencing to the boundaries offers a good degree of privacy and security. Newtown is ideally positioned within Gresford, a popular and well-connected village offering a range of amenities within walking distance including shops, schools, eateries and medical facilities. The property is also conveniently located close to regular bus routes between Wrexham and Chester, with the nearby A483 providing excellent transport links to Chester, Oswestry and the wider North West.

- A BEAUTIFULLY PRESENTED TWO BEDROOM TERRACED HOME
- LIVING ROOM AND DINING ROOM
- FOUR-PIECE BATHROOM SUITE
- CHARACTER FEATURE FIREPLACES
- NO ONWARD CHAIN
- ENTRANCE PORCH AND REAR PORCH
- KITCHEN
- DOUBLE BEDROOMS
- PLEASANT REAR GARDEN AREA WITH SUMMERHOUSE
- SOUGHT AFTER RESIDENTIAL LOCATION OF GRESFORD



Entrance Porch

UPVC double glazed door leads into entrance porch with ceiling light point, wooden laminate flooring and door into living room.

Living Room

UPVC double glazed window to the front elevation, decorative tile electric fireplace with wooden surround, wooden laminate flooring, ceiling light point, radiator and door into dining room/sitting room.

Dining Room/Sitting Room

UPVC double glazed French doors opening to rear garden with shutter blinds. Wall mounted coal effect electric fireplace, wooden laminate flooring, ceiling light point, radiator, stairs to first floor and door into kitchen.

Kitchen

Galley style kitchen housing a range of wall, drawer and base units with complimentary work surface over incorporating a 1.5 stainless steel sink unit with mixer tap over. Integrated appliances to include electric oven, hob and extractor over. Space for washing machine. Wooden laminate flooring, ceiling light point and uPVC double glazed window to the rear/side elevation.

Rear Porch

UPVC double glazed door to the side/rear garden area, space for fridge freezer, wooden laminate flooring, ceiling light point, panelled radiator and door into bathroom.

Bathroom

Four piece bathroom suite comprising low-level WC, wash hand basin set on a vanity storage unit, corner enclosed shower cubical and freestanding roll-top bath with mixer tap. Chrome heated towel rail, gloss tiled flooring, tiled walls, recessed LED lighting, fitted light-up vanity mirror and uPVC double glazed frosted window to the side/rear.

Landing Area

Carpeted stairs and landing providing access to two double bedrooms. Access to loft which is boarded with a pull-down ladder and ceiling light point.

Bedroom One

UPVC double glazed window to the front elevation. Feature cast iron fireplace, carpet flooring, ceiling light point and radiator.

Bedroom Two

UPVC double glazed window to the rear. Built in wardrobe housing boiler and shelving, feature cast iron fireplace, carpet flooring, ceiling light point and radiator.

Outside

To the front there is on-street parking available. The rear garden is easy to maintain and well established with a terrace area leading to a pleasant paved courtyard with established shrubberies and flowers to the borders. There is a timber built summer house, outside tap and security lighting. A timber gate opens up to the rear of the property.

Additional Information

The loft space is boarded with a pull-down ladder and light.

** Please note that this property is a family relation of a member of staff at Monopoly Buy Sell Rent**

Important Information

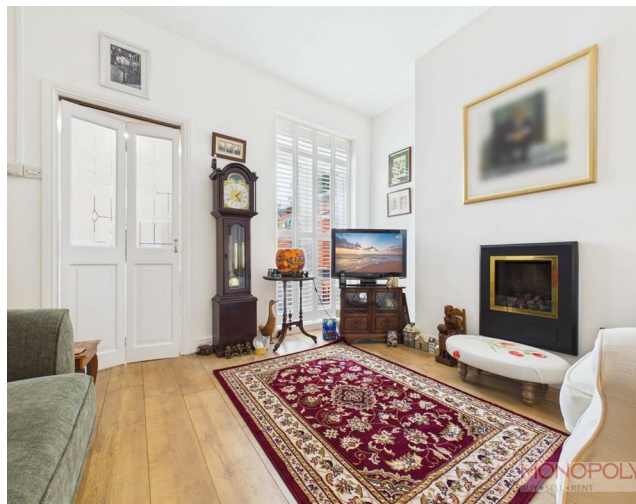
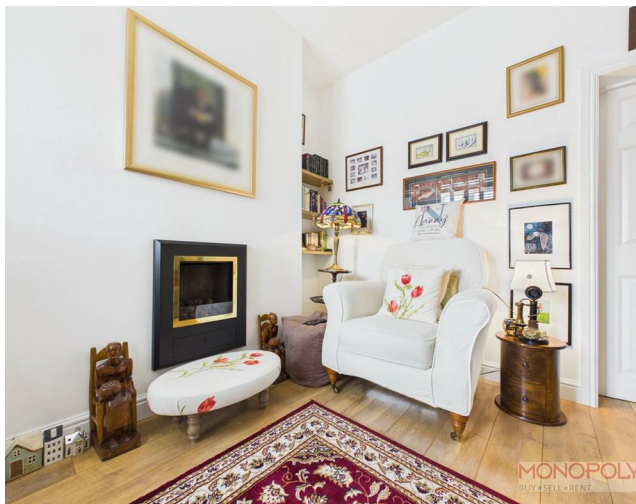
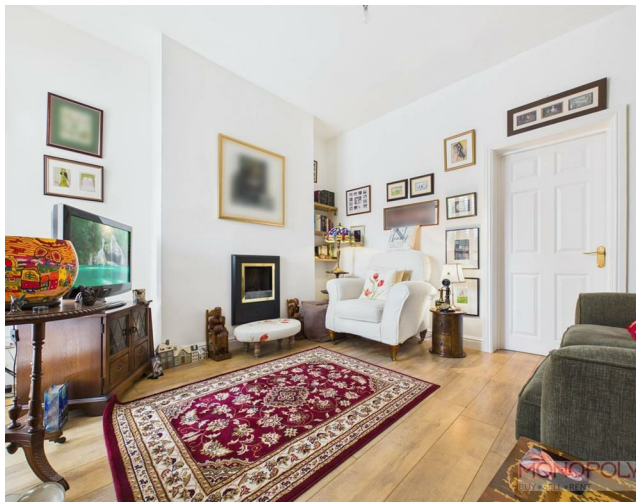
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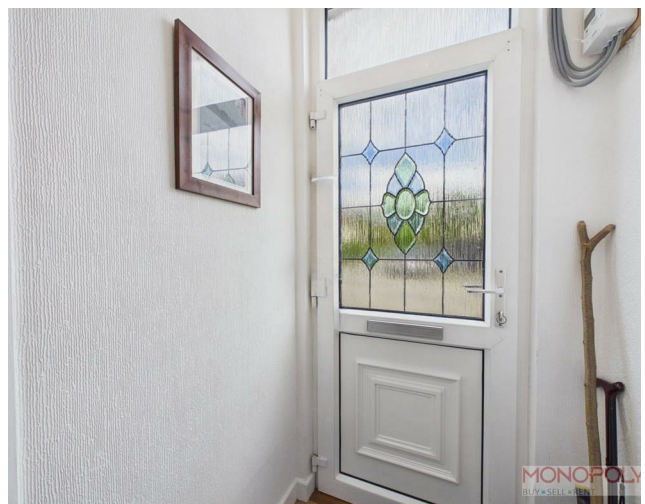
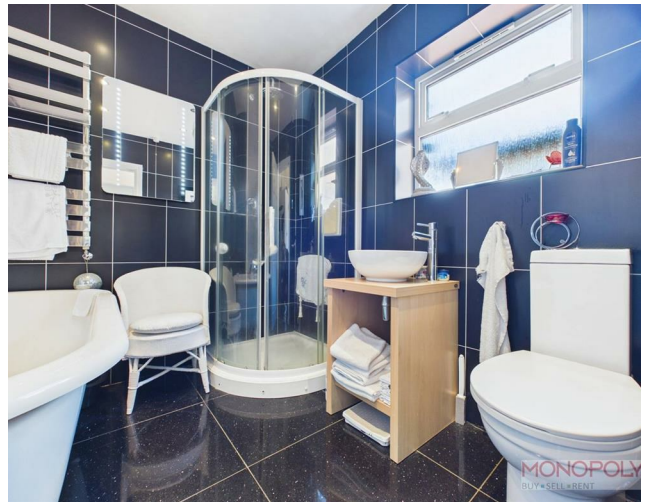
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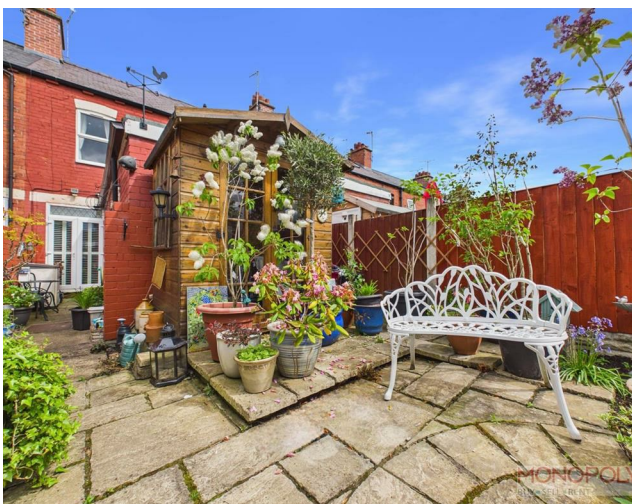
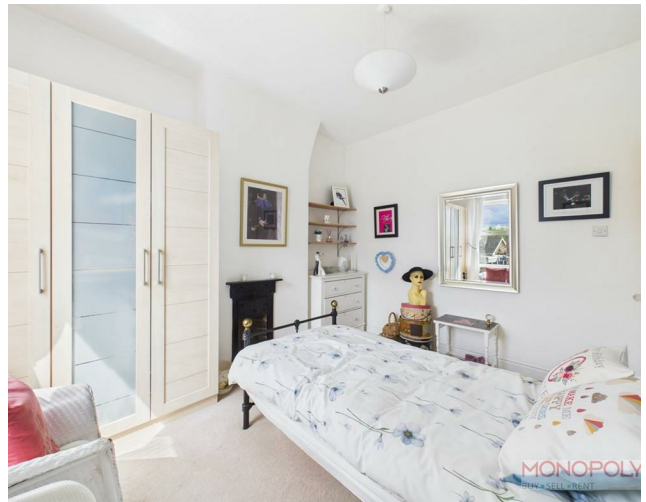


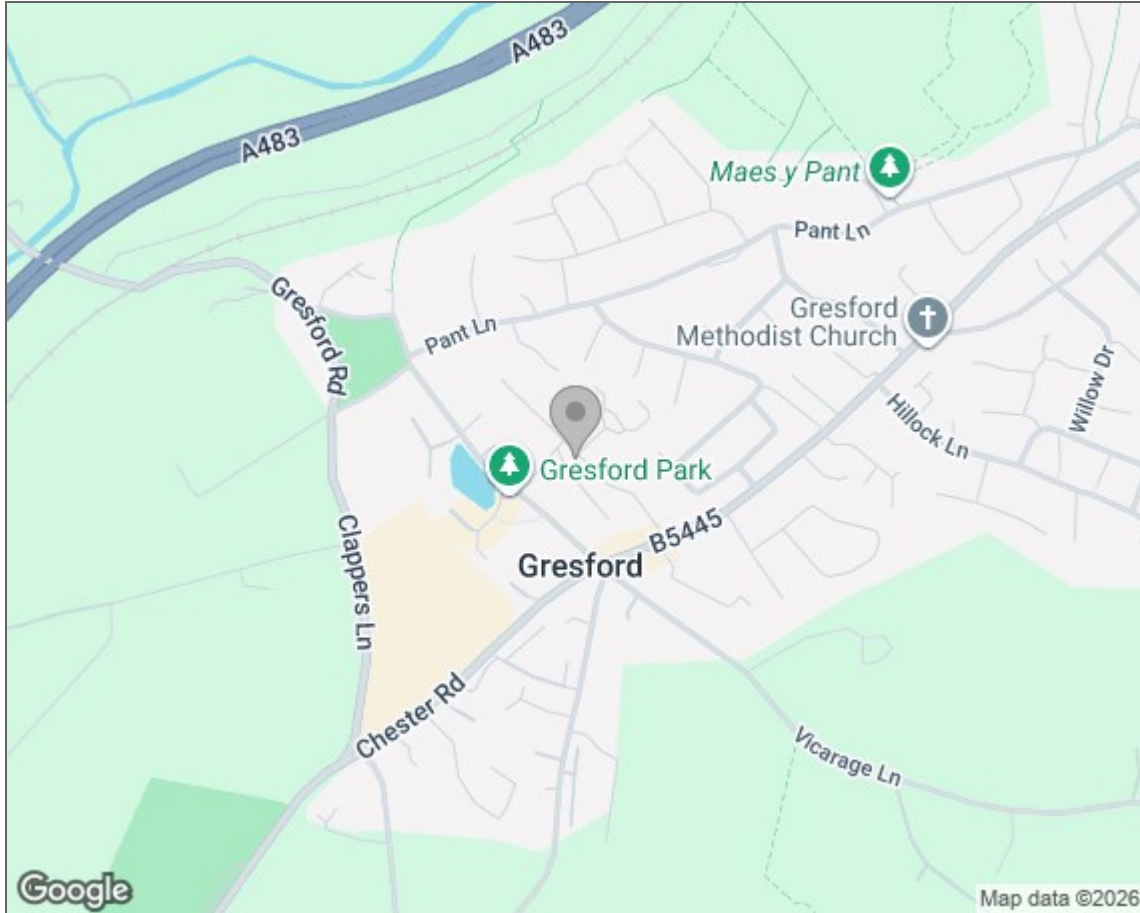
from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
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	

MONEY LAUNDERING REGULATIONS 2003

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