



14

Wrexham | | LL12 8YJ

£375,000

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# 14

Wrexham | | LL12 8YJ

A fantastic opportunity to purchase a 4 bedroom detached family home with impressively generous gardens. This spacious family home sits at the end of a cul-de-sac within a popular residential location in the village of Gresford, occupying a large plot with gardens to the front, side and rear. The house itself would make a superb family home but with offers extra potential for potential for further development due to the size of the garden, which also offers an excellent degree of privacy. The desirable village of Gresford offers a wealth of local amenities including shops, good primary schools and has superb road links to both Wrexham and Chester either via car or the frequent bus service. In brief the property comprises of; hallway, downstairs w.c, lounge, dining room, kitchen and conservatory to the ground floor and 4 bedrooms and bathroom to the first floor.

- A fantastic opportunity to purchase a 4 bedroom detached family home
- Occupying generous grounds
- Potential for further development (with the necessary planning consents)
- Conservatory
- Ample off road parking
- Cul-de-sac location
- Desirable village location
- VIEWING HIGHLY RECOMMENDED



### Hallway

With carpeted flooring, stairs off to the first floor landing, door to an under stairs storage cupboard.

### Downstairs W.C

Fitted with a low level w.c, wash hand basin, double glazed window.

### Lounge

A good size room with a large double glazed window to the front, carpeted flooring, central fireplace with inset living flame gas fire, door into the dining room.

### Dining Room

With carpeted flooring, door into the kitchen, sliding door into the conservatory.

### Conservatory

Fully uPVC double glazed, french doors off to the rear garden, tiled flooring.

### Kitchen

Fitted with a range of attractive oak fronted wall, drawer and base units, working surface with inset 1/4 stainless steel sink and drainer, built in electric oven, 5 ring gas hob, integrated fridge/freezer, stainless steel extractor fan, door to a storage cupboard, 2 double glazed windows, tiled flooring, door off to the rear garden.

### First Floor Landing

With a double glazed window to the side, carpeted flooring, access to the loft space.

### Bedroom 1

A spacious bedroom with a double glazed window to the front, carpeted flooring.

### Bedroom 2

Another good size bedroom with a double glazed

window to the rear, carpeted flooring, 2 sets of built in wardrobes.

### Bedroom 3

With a double glazed window to the rear, carpeted flooring.

### Bedroom 4

With a double glazed window to the front, built in cupboard, carpeted flooring.

### Bathroom

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower head attachment over, fully tiled walls, double glazed window.

### Outside

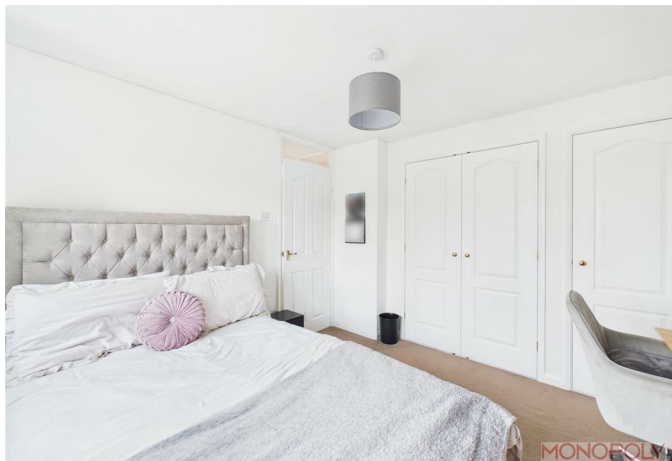
A real feature to this property is the extremely generous gardens which are predominantly formed to the side and rear. To the rear is a lawned garden and paved patio which sweeps around to the side where there is a more extensive area of garden offering an excellent degree of privacy with high growing trees, a well maintained lawn garden and a large driveway accessed by double timber gates from the front making it ideal for a motor home or caravan or potential to extend and develop (with the necessary planning consents).

To the front is a small lawned garden and a concrete driveway with a pedestrian gate opening up to the side where there is access to a single garage.

### Important Information

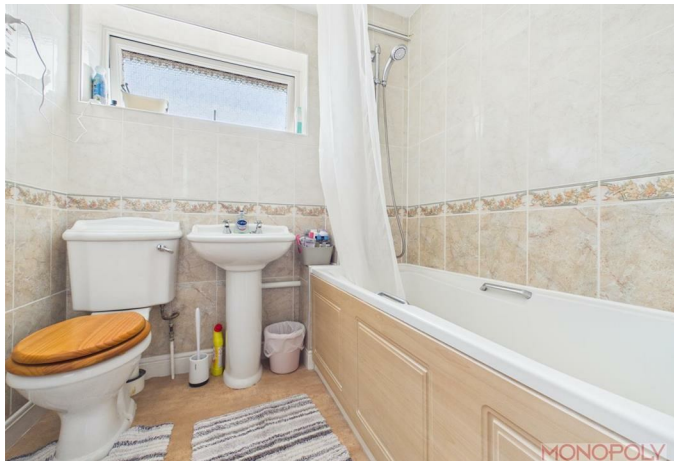
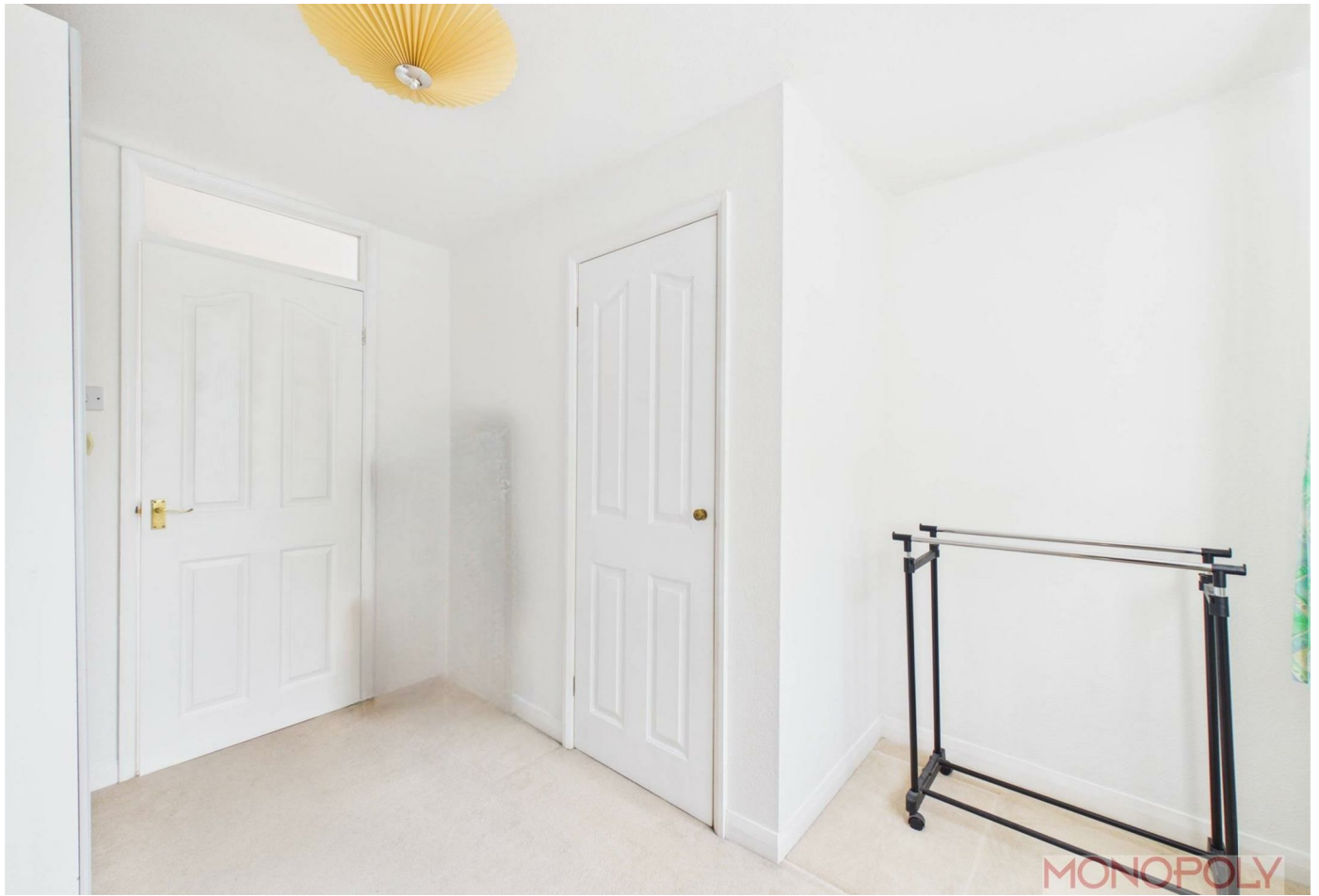
MONEY LAUNDERING REGULATIONS 2003  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.





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.

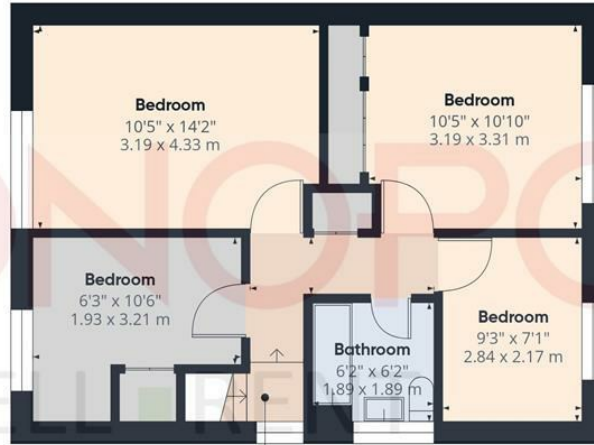








Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

1118 ft<sup>2</sup>  
103.9 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.

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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Current	Target	Passive	Current	Target	Passive
Very energy efficient - lower running costs (92-95) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (82-91) <b>A</b>		
(81-91) <b>B</b>			(61-81) <b>B</b>		
(69-80) <b>C</b>			(51-60) <b>C</b>		
(55-68) <b>D</b>			(35-50) <b>D</b>		
(39-54) <b>E</b>			(21-34) <b>E</b>		
(21-38) <b>F</b>			(11-20) <b>F</b>		
(1-20) <b>G</b>			(1-10) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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