

Town & Country

Estate & Letting Agents

Gresford Road, Caer Estyn

£330,000



An extremely well presented three bed detached property, set in the catchment area for Castell Alun High School. The property is briefly comprised of: a hall, cloakroom, lounge, sitting room, dining room, Kitchen and utility room on the ground floor. The first floor is comprised of: a landing, three bedrooms, one with dressing room, and family bathroom. Externally is a recently constructed double garage and annex, tarmac drive and decked/patio areas. Boasting a recently fitted boiler and stunning views, this property must be viewed to be appreciated.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

Entrance Hall

11'9" x 6'0"

PVCu panelled door to side. Oak finished flooring. Understairs storage. Radiator. Doors off to:

Cloakroom

Understairs - low level WC. Wash hand basin. Part tongue and groove to walls.

Lounge

15'10" x 10'9"

Arched display niche. Oak finished flooring. Coved ceiling. Window to side. Radiator. French windows to rear, offering views over the garden towards the fields beyond.

Sitting Room

11'10" x 11'8"

Cast open fireplace with stained timber surround. Coved ceiling. Oak finished flooring. Suspended bow window. Radiator.

Dining Room

12'10" x 11'10"

Open fireplace recess with antique brick surround, timber mantle above and display plinths. Oak finish flooring. Suspended bow window. Radiator. Opening to kitchen.

Kitchen

11'6" x 7'3" and 12'10" x 6'0" (L-Shaped)

Range of contemporary, white, high gloss wall base and drawer units with complementary work surfaces. Stainless steel sink unit. Splashback tiling. Integrated electric double oven and grill and ceramic hob, with extractor hood over. Integrated dishwasher, fridge and freezer. Fixed breakfast table with radiator below. TV aerial point. Heated towel rail. Inset ceiling lighting. Ceramic tiled flooring.

Utility Room

10'0" x 5'4"

Belfast style sink set in work surface. Plumbing and space for washing machine and dryer. Quarry tiled flooring.

Landing

19'7" x 6'0"

Loft access - partly boarded and insulated. Double doored airing cupboard, with blanket cupboard over. Coved ceiling. Smoke alarm. Radiator.

Bedroom One

15'3" x 11'9"

TV aerial point. Window to rear offering views over fields. Radiator. Door to dressing area.

Dressing Area

11'5" x 7'5"

Cupboard housing recently fitted boiler. Window to rear.

Bedroom Two

11'10" x 11'7"

TV aerial point. Maple finished laminate flooring. Window to front. Radiator.

Bedroom Three

12'10" x 11'8"

TV aerial point. Coved ceiling. Oak finished flooring. Window to front. Radiator.

Bathroom

10'10" x 7'6"

Modern suite comprising; a bath with shower mixer tap attachment, pedestal wash hand basin and low level WC. Heated towel rail. Inset ceiling lights. Radiator.

Outside

Tarmac drive provides ample off road parking. Car port. Decked area. Patio area.

Additional Photo

Garage

18'5" x 20'0"

Two roll doors. Power and lighting. Ideal for garage or potential for further conversion. Door to annex.

Office/Annex

21'18" x 12'5"

Potential for living accommodation with relevant permissions.

Kitchen/Living Area - range of wall base and drawer units with complementary work surfaces. Stainless steel sink unit with drainer. Integrated oven and 4 ring hob. Ample space for sofa etc. Stairs to first floor. Door to downstairs shower room.

Shower Room - pedestal wash hand basin, double shower tray, low level WC.

Reception Area - 13'5 x 13 Could possibly be bedroom. Window to side.

Additional Photo.

Additional Photo..

Views

Additional Photo...

Viewings

STRICTLY BY PRIOR APPOINTMENT WITH TOWN & COUNTRY I.E.A. ON WREXHAM 291345.

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

The agents have not tested the appliances listed in the particulars.

Mortgage Advice

Town and Country Property Services can refer you to Gary Jones Mortgage

Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Hours of Business

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Sunday - CLOSED

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

