

# Town & Country

Estate & Letting Agents

Greenway View, Wrexham

No Onward Chain £220,000



This property is ideally situated in a quiet cul-de-sac within the sought-after village of Gresford. It boasts UPVC double glazing and gas central heating, offering a comfortable living environment. The layout includes an entrance hall, spacious living room, inner hallway, dining room, well-appointed kitchen, two bedrooms, and a modern shower room. Notably, this property is available with the added advantage of no chain, simplifying the buying process.

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## Location

Greenway View, nestled in the charming village of Gresford, Wrexham, offers residents a serene suburban environment while ensuring easy access to essential amenities, quality educational institutions, and efficient transportation options. This peaceful residential area is characterized by well-maintained homes and green spaces, creating a welcoming atmosphere for families, professionals, and retirees. Local shops, dining establishments, and recreational areas in the nearby village centre cater to residents' daily needs and leisure activities. Families will find reputable schools like Gresford Primary School and Castell Alun High School within reach, ensuring a quality education for their children. Additionally, the proximity to major roadways like the A483, public transport options, and the Wrexham General train station make commuting to neighbouring towns and cities convenient. Greenway View truly offers a harmonious blend of comfort, convenience, and tranquility for its residents.



## Externally Front & Side

Externally, at the front and side of the property, an iron gate provides access to a paved pathway leading to the front door and running alongside the property. The gardens in these areas are primarily landscaped and enclosed by well-established hedges, offering privacy. Additionally, there are exterior lights and a water supply for convenience. To the rear of the property,

there is an off-road parking space situated in front of a detached brick-built garage. Gated access leads to the enclosed rear garden, which features a paved patio area for outdoor relaxation. The garden includes a well-maintained lawn with landscaped shrub borders and is equipped with an exterior light.



## Entrance Hall

The entrance hall of this property welcomes you through a UPVC opaque double-glazed front door, leading into a space featuring a storage cupboard and providing access to the living room through an internal door.



## Living Room

18'2" x 11'6"

The living room is situated at the front of the property and boasts a window that overlooks the front elevation. It also features a living flame gas fire with decorative surround and is equipped with a radiator. Additionally, there is a door within the living room that leads to the inner hallway.

## Inner Hallway

The inner hallway of the property provides access to various areas, including bedrooms one and two, the shower room, and the dining room, through separate doors. Additionally, there is a retractable ladder offering access to the loft space, where you will find the gas combination boiler that was newly installed in 2021.



## Dining Room

11' x 9'

The dining room features a window on the side elevation, providing natural light. It is equipped with a radiator for heating. Furthermore, there is a sliding door that grants access to the kitchen.



## Kitchen

7'5" x 9'7"

The kitchen is well-appointed with a selection of light oak-style wall, base, and drawer units, accentuated by countertops that feature a stainless steel single drainer sink unit equipped with a mixer tap and adorned with tiled splashbacks. Integrated into the kitchen are stainless steel double ovens, a stainless steel hob, a matching backsplash, and an extractor fan. In addition, there is ample space and plumbing provisions for a washing machine. Natural light enters the kitchen through a window facing the rear elevation, and the convenience of a UPVC double glazed back door allows access to the exterior.



## Bedroom One

12'5" x 10 feet

Bedroom one is situated with a window that overlooks the rear elevation, ensuring natural light. It is equipped with a radiator for temperature control. The room also features a suite of fitted wardrobes, complemented by a

matching dresser and bedside cabinets, providing ample storage and functional space.



## Bedroom Two

10'11" x 8'0"

Bedroom two offers a window on the side elevation, providing natural light, and it includes a radiator for heating.



## Shower Room

5'7" x 5'5"

The shower room features a recently installed contemporary suite, which includes a corner shower enclosure equipped with an electric shower, a vanity unit that houses a dual flush low-level WC, and a wash hand basin with a mixer tap. The walls are fully tiled, and the floor is adorned with ceramic tiles. Additionally, there is a radiator for heating, and the room benefits from natural light through a window facing the side elevation.

## Garage

The property includes a single detached garage featuring an up-and-over garage door, as well as power and lighting for added functionality and convenience.

## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

## Services (Wrexham)

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

## Mortgage Advice (Wrexham)

Town and Country 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 (Wrexham)

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## Additional Information (Wrexham)

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 5px; display: inline-block;">87</div> <div style="border: 1px solid black; padding: 5px; display: inline-block; margin-top: 20px;">70</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	