

# Town & Country

Estate & Letting Agents

Annfield Park, Gresford, Wrexham

£325,000



Located in a corner position in this highly desirable residential area within walking distance to the centre of the village, this detached Dorma bungalow features a recently installed Worcester gas combination boiler, is predominantly UPVC double glazed and offers potential purchasers up to 4 bedrooms within the accommodation. The property itself in brief comprises an inviting entrance hall with doors off opening to the living room, kitchen/dining room, a separate dining room/ground floor bedroom, utility room, ground floor bathroom, ground floor principal bedroom with dressing room and En suite facilities. To the first floor, the landing offers access to 2 further bedrooms and a first floor bathroom. Externally, a driveway leads to a detached garage with a workshop/office to the rear. Front and rear gardens are predominantly laid to lawn with shrub beds and borders, with patio areas to the rear. This property is available with the benefit of no onward chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345





## Externally Front

A driveway runs alongside the property to a detached garage and access to the rear garden, the front garden is predominantly laid to lawn with mature shrub borders and enclosed by hedging. A paved pathway runs along the opposite side of the property into the rear garden.



## Entrance Hall

15'1" x 5'9"

The property is entered through a UPVC double glazed front door which opens to parquet flooring, stairs off lead to the first floor accommodation and internal doors open to the living room, kitchen/diner, dining room, and to the ground floor inner hallway, which also has parquet flooring and doors off opening to the ground floor bathroom, large storage cupboard and principal bedroom.



## Living Room

23' x 12'1"

With a window facing the front elevation, a radiator and featuring a central living flame gas fire with tile and ornate Adams style surround.



## Dining Room/ Bedroom Four

12'3 x 10'2 max

Versatile accommodation currently used as a dining room. Window facing the front elevation and radiator.



## Kitchen/ Dining Room

22'8 x 9'10 max

The kitchen area is fitted with a range of shaker style wall, base and draw units. Ample work surface space incorporates a breakfast bar and houses stainless steel single bowl sink and drainer with mixer tap and tiled splashback. Integrated appliances include a double oven, hob and extractor along with a fridge and freezer and dishwasher. The flooring is ceramic tiled. An open throughway leads to the dining area which itself has a radiator, window to the side elevation, a high-level window to the opposite elevation and UPVC double glazed French doors opening to the rear garden and door opening to the utility room.



## Utility Room

9'2 x 5'5

Installed with a base unit with inset stainless steel single drainer sink unit, space and plumbing for a washing machine, recently installed wall mounted Worcester gas combination boiler. Ceramic tile flooring, radiator, window overlooking the rear elevation and UPVC double glazed door opens to the side elevation.



## Principal Bedroom

14'2 x 11'

Double aspect room with windows to both fronts and side elevations, fitted wardrobes and dressing table, an arched throughway leads to the dressing room.



## Dressing Room

8'5 x 5'8

Fitted with a range of wardrobes along one wall with a window facing the rear elevation, a radiator and a door opening to the ensuite.



### En Suite

8'4 x 2'6

Installed with a three-piece suite, comprising a separate shower enclosure with electric shower, a low level WC, pedestal hand wash basin, partially tiled walls and extractor fan.



### First Floor Bathroom

11' x 5'

An L-shaped bathroom containing a panel bath with electric shower above, a pedestal hand wash basin, low level WC, partially tiled walls, a radiator and a skylight facing the rear elevation.



### Ground Floor Bathroom

7'8 x 5'6

A three-piece bathroom suite installed with a panel bath, with electric shower over and protective screen, a low level WC, pedestal, hand wash basin, radiator, partially tiled walls, ceramic tiled floor, recessed down lights set within the ceiling and an opaque window, facing the rear elevation.

### First Floor Landing

Having a skylight facing the rear elevation, a radiator and a banister with spindle balustrades. Doors off to 2 bedrooms and to the first floor bathroom.



### Bedroom Two

12'6 x 10'7

Having a radiator, a skylight facing the rear elevation and fitted with a range of wardrobes along one wall and a dressing table.



### Bedroom Three

11' x 10'5

With the skylight to the rear elevation, a radiator and cupboard door with access to the loft space

### Garage

15'4 x 8'10

Detached garage with a pitched roof, up and over garage door, power and light. Split to create a workshop/utility with separate access to the rear.

### Workshop / Office

8'1 x 7'4

Sectioned off to the rear part of the garage with a single glazed access door and window to side, power and light. Would suite a variety of uses, including a home office, or workshop.



### Rear Garden

A generous sized garden enclosed by a combination of hedging and predominantly laid to lawn with a paved patio and a further brick block patio. There is outside lighting, water supply and timber shed.

### Services

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

### Viewings

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

### To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

### Mortgage Advice

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.

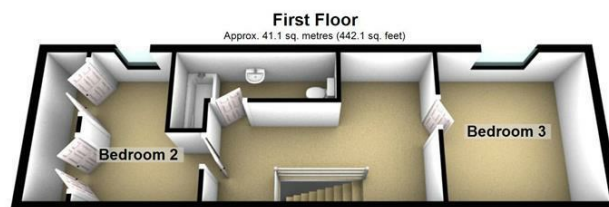
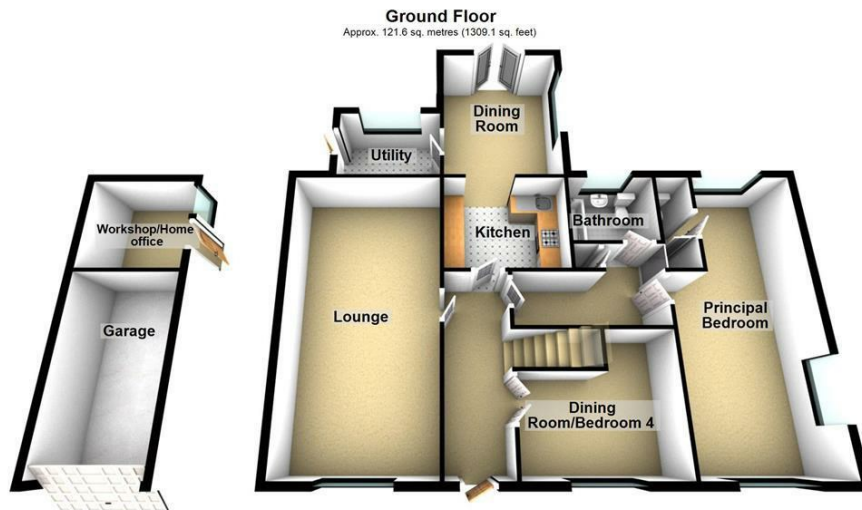
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### 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.





Total area: approx. 162.7 sq. metres (1751.2 sq. feet)

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 most 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
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	