

# Town & Country

Estate & Letting Agents

Parkfield, Gresford

£250,000



Situated in Gresford Park, just off Pant Lane within this highly desirable village, this two-bedroom semi-detached bungalow sits on a generous sized plot with well-appointed internal accommodation benefiting from gas central heating, UPVC double glazing and briefly comprising an entrance hall, a living room and an inner hallway with doors off opening to the kitchen, both bedrooms and to the shower room. Externally to the front of the property is a small lawn and shrub garden with driveway parking to the side leading to a detached garage and established gardens enjoying a South Westerly facing orientation. This property is available with the benefit of no onward chain.

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## Externally Front

Externally to the front of the property is a shrub garden with an outside light positioned to the side of the front door, double gates open to the rear garden and further parking positioned to the front of a double detached garage.

## Entrance Hall

The property is entered through a UPVC opaque double glazed front door with matching side panel which opens to timber effect laminate flooring, radiator and a built-in cupboard which houses the ideal gas combination boiler with fitted shelving. A glazed door off the entrance hall opens to the living room.



## Living Room

18'1 x 11'5

With a bay window facing the front elevation there are two radiators, a ceramic tile inset ornamental fireplace and a glazed door opening to the inner hall.

## Inner Hall

Inner Hall with access to the loft, a glazed door opening to the kitchen and further doors opening to both bedrooms and to the shower room.



## Kitchen

9'3" x 9'1"

Installed with shaker style wall, base and drawer units complimented by stainless steel handles, wood effect worksurface a stainless steel single drainer sink unit with mixer tap and tile splashback. Integrated appliances include a stainless steel oven hob and extractor with space and plumbing for a washing machine, Radiator, timber laminate flooring, a window to the rear elevation and a UPVC double glazed door opening to the rear garden.



## Bedroom One

12'5 x 10'6

With a window facing the rear elevation with radiator below.



## Bedroom Two

8'10" x 8'3"

Windows to side elevation with radiator below.



## Shower Room

The original bathroom has been replaced by this more contemporary shower room which offers a practical walk-in shower area with fixed folding seat, thermostatic shower and protective opaque glass screen. There is a pedestal wash hand basin a dual flush low level WC, partially tiled and partially panelled walls with a chrome heated towel rail, extractor fan and an opaque window facing the side elevation.



## Externally Rear

The rear garden enjoys a sunny South Westerly facing aspect and is of a good size being predominantly laid lawn with a scattering of mature plants and trees along with an external water supply and patio area.

## Viewings

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

## Additional Information

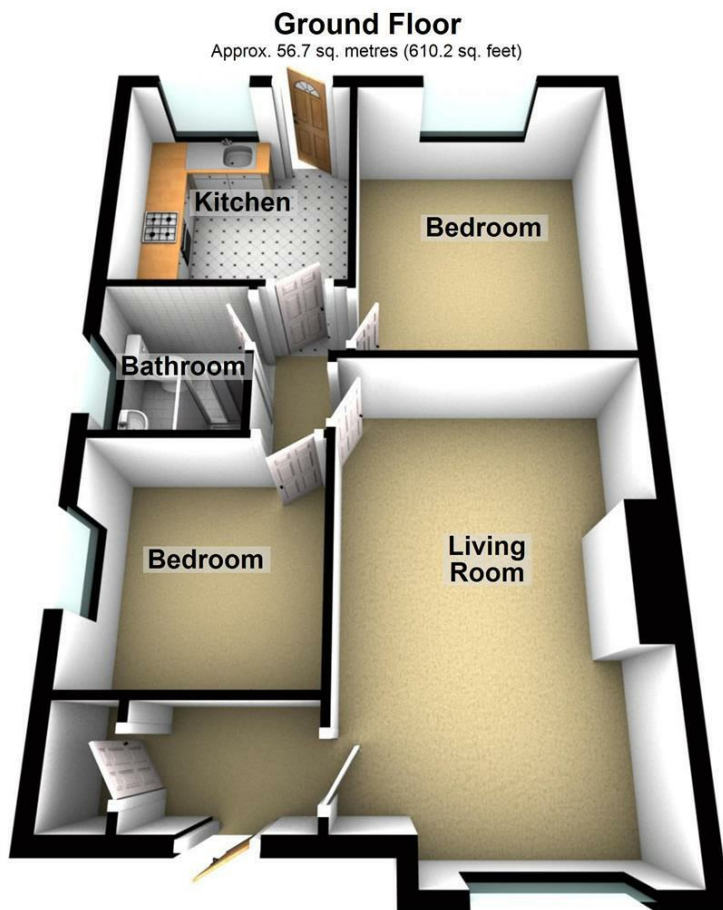
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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

## Services

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

## To Make an Offer

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



Total area: approx. 56.7 sq. metres (610.2 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>88</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>71</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	

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