

# Town & Country

Estate & Letting Agents

Hayfield Drive, Gresford, Wrexham

£335,000



Situated on a corner plot within the highly desirable and family-friendly village of Gresford, this four-bedroom detached home offers easy access to both Wrexham and Chester, local motorway networks, as well as a host of day-to-day amenities. The property benefits from gas central heating and UPVC double glazing. The internal accommodation comprises an entrance hall, living room, dining room, conservatory, kitchen, utility room, and a first-floor landing that offers access to four bedrooms and a shower room. Externally, the property boasts twin off-road parking spaces, as well as lawn and shrub gardens to the front and side. The enclosed garden is primarily golden gravel with brick block pavers and decked patio areas.

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## LOCATION

Gresford is a charming and picturesque village located in the county of Wrexham, North Wales and boasts a rich history, with the beautiful 15th century All Saints Church at its centre. The village is surrounded by beautiful countryside and has a strong sense of community and a variety of local amenities, including a post office/convenience store, a primary school and a variety of local pubs to mention just a few. Gresford offers a great location for those looking for a peaceful lifestyle, while still being within easy reach of the cities of Wrexham and Chester. The village is easily accessible by road with good links to the A483 and M56, making it perfect for those who need to commute for work. Gresford is also well-served by public transport, with regular bus services running to the surrounding areas. In brief, Gresford is an ideal location for those looking for a peaceful village lifestyle, with all the necessary amenities, and easy access to the major cities and towns.



## ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door, opening to an entrance hall with a radiator and an opaque window facing the front elevation. Stairs rise to the first-floor accommodation with a storage cupboard below, and doors open to the living room, kitchen, and cloakroom WC.

## CLOAKROOM WC

3'7" x 4'0"

The cloakroom WC is installed with a low-level WC, a wash hand basin with a cupboard below, partially tiled walls, and an opaque window.



## LIVING ROOM

14'7" x 12'5"

The living room features timber laminate flooring, a window facing the front elevation with a radiator below, a TV stand, and a slate hearth. Glazed double doors open to the dining room.



## DINING ROOM

12'4" x 10'3"

The dining room features timber laminate flooring continuing from the living room, a radiator, and glazed double doors opening to the conservatory.



## CONSERVATORY

13'5" x 12'5"

The conservatory is constructed with a lower wall and features ceramic tile flooring and a tower radiator. It has a UPVC double-glazed frame and French doors that open to the garden's decked patio area.



## KITCHEN

11'9" x 8'8"

The kitchen is installed with white shaker-style gloss fronted wall, base, and drawer units, complemented by stainless steel handles and solid wood work surfaces, which houses a resin one-and-a-half bowl sink unit with a mixer tap and tiled splashback. Windows face the rear and side elevations, and an open throughway leads to the utility room. There is also a serving hatch to the dining room.

## UTILITY ROOM

7'2" x 5'5"

The utility room is fitted with white base units and work surfaces, providing space and plumbing for a washing machine. It has quarry tile flooring, a UPVC double-glazed window to the side elevation, and a double-glazed back door.

## FIRST FLOOR LANDING

The first-floor landing features an opaque window to the side elevation, access to the loft, and a built-in cupboard housing the gas Ideal boiler. Doors open to all four bedrooms and the shower room.



## BEDROOM ONE

13'10" x 10'2"

The first bedroom features timber flooring, a range of fitted wardrobes and cabinets, and a window to the front elevation with a radiator below.



## BEDROOM TWO

11'10" x 10'2"

The second bedroom also features timber laminate flooring and a window to the rear elevation with a radiator below.



## BEDROOM THREE

8'10" x 6'9"

The third bedroom benefits from a window to the rear elevation, with a radiator below.



## BEDROOM FOUR

10'6" x 8'9" max

An L-shaped bedroom with built-in shelves, a store cupboard, and a desk. It features timber laminate flooring and a window facing the front elevation with a radiator below.



## SHOWER ROOM

6'0" x 5'8"

The shower room, which was previously a bathroom, has had the bath removed to accommodate an oversized shower enclosure with a dual-head thermostatic shower and protective screen, a dual-flush low-level WC, and a wash hand basin. It also features a chrome heated towel rail, fully tiled walls, and ceramic tile flooring. Additionally, there is an extractor fan, recessed downlights within the ceiling, and an opaque window facing the side elevation.



## EXTERNALLY

The property is situated on a corner plot with twin concrete off-road parking spaces to the side. A pathway leads from both the parking spaces and the pavement towards the front door, splitting a well-presented lawn and shrub garden. There is a boundary hedge, an outside light, and an aluminium storage shed. The enclosed part of the garden is predominantly low maintenance, featuring golden gravel, a decked patio area, as well as paved and brick block patio areas. There is an external light and water supply. This area is enclosed by a combination of fence panels and hedging.



## 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.

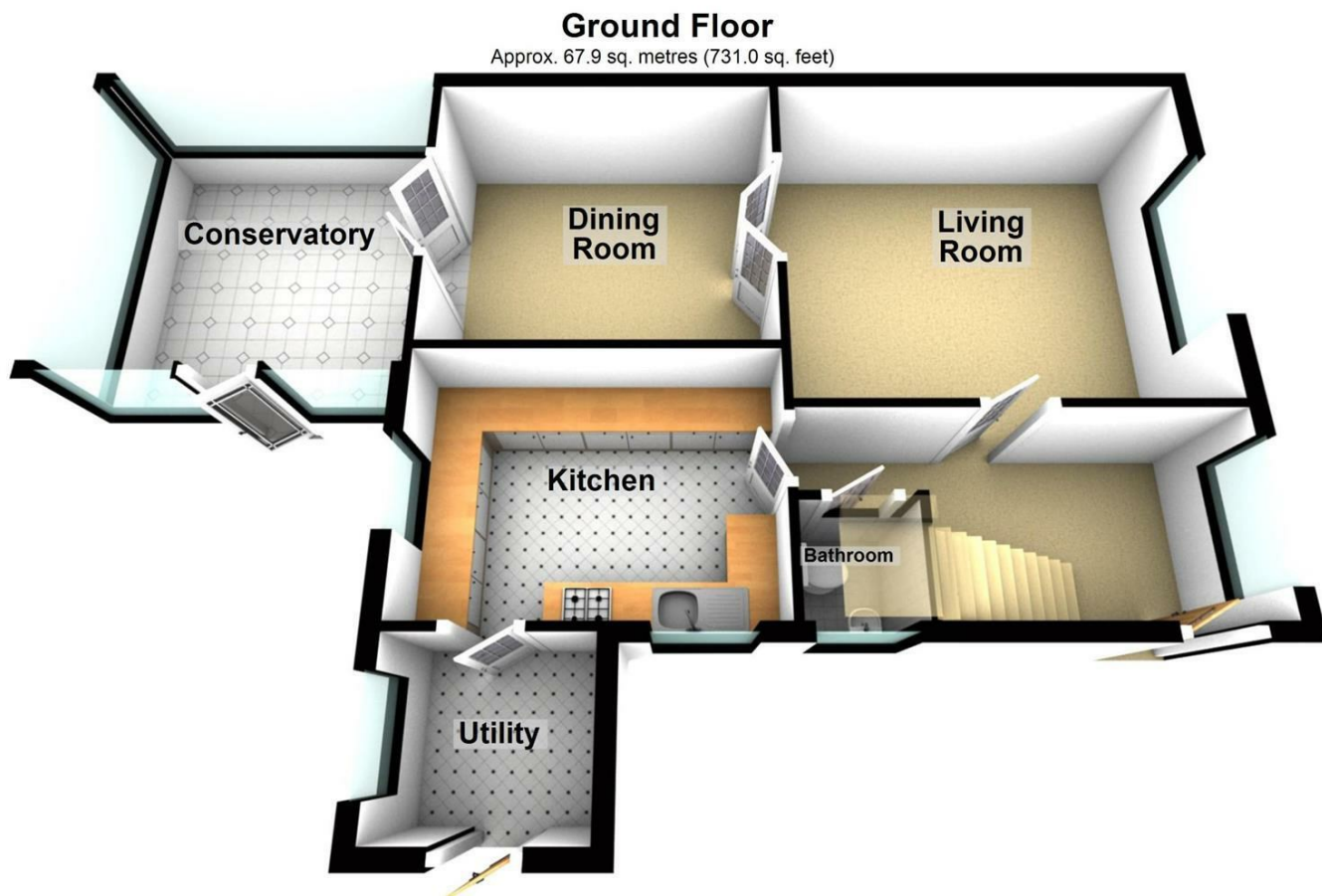
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

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.



## Ground Floor

Approx. 67.9 sq. metres (731.0 sq. feet)

Total area: approx. 119.4 sq. metres (1285.6 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em;">87</span>  <span style="font-size: 1.5em;">74</span> </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	

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