

# Town & Country

Estate & Letting Agents

Gresford Way, Wrexham

£219,950



Located within this popular Wrexham suburb, this beautifully presented semi-detached three-bedroom home sits on an unusually generous sized plot, has the benefits of gas central heating, UPVC double glazing. And in brief comprises an entrance hall, living room, a lovely shaker style kitchen, garden room with cloakroom WC off and first floor landing offering access to a bathroom and three bedrooms. Externally to the front of the property is off-road parking with a sizable mature lawned and shrubbed garden to the side and a more private enclosed rear garden with brick outbuildings located to the rear.

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### Externally Front and Side

The property sits on an unusually generous sized plot with off-road parking to the front, a canopy above the front door with courtesy light and an established lawned garden with a variety of mature plants, shrubs and trees along with a timber side shed with UPVC double glazed window to the side measuring Approximately 12' x 8' and a timber gated side access opening to the rear garden.

### Entrance Hall

The property is entered through a double glazed composite front door which opens to timber laminate flooring, radiator, stairs off rising to the first floor accommodation.



### Living Room

18' x 10'10

With timber laminate flooring, windows to front and rear elevations with radiators below and a feature exposed brick fireplace with slate hearth and a reclaimed oak mantle.



### Kitchen/ Dining Room

18' x 8'8

Installed with an attractive shaker style kitchen with ornamental handles and woodgrain effect work surfaces housing a resin one and a half V sink unit with adjustable mixer tap. Integrated appliances include a stainless-steel double oven, a five ring gas hob with extractor hood above a dishwasher and fridge. The flooring is ceramic tiled, windows face the front and rear elevations, there is a radiator and an internal door opening to the garden room a UPVC double glazed back door opens to the rear garden.



### Garden Room

8'10 x 9'9

With Windows to front and side elevations and a patio door opening to the rear garden,

radiator, timber laminate flooring and door opening to the cloakroom WC



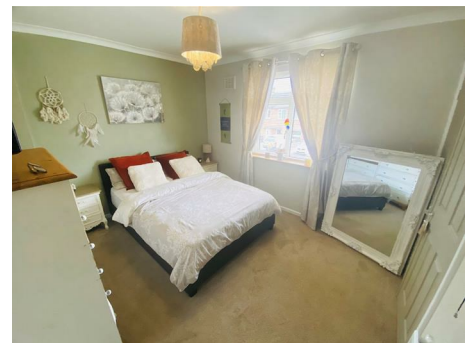
### Cloakroom WC

Installed with a white low-level WC and wash basin, an opaque window to the side and a wall mounted gas boiler.



### First Floor Landing

Having a high-level window to the rear elevation, access to the loft, built in storage cupboard and doors opening to all three bedrooms and the bathroom.



### Bedroom One

10'10 x 10'

Having a built-in deep, double door wardrobe, the radiator and a window facing the front elevation.



### Bedroom Two

12'4 x 8'3

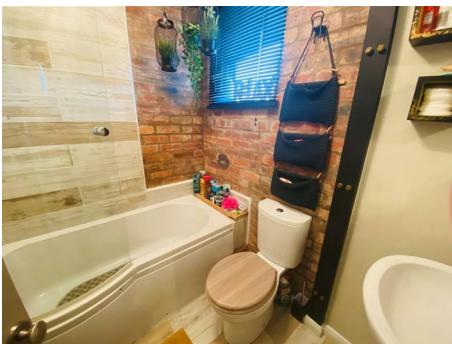
With a built-in cupboard housing the hot water cylinder, a window to front elevation and radiator.



### Bedroom Three

8' x 7'10

Window to the rear elevation with radiator below.



### Bathroom

Installed with a white three-piece suite comprising a P shaped panel bath with mixer tap and handheld shower extension as well as electric shower, with curved protective screen above, a dual flush low-level WC, pedestal wash hand basin with mixer tap, a column style radiator incorporating a chrome heated towel rail. The walls are partially tiled with some

exposed brickwork and an opaque window faces the rear elevation.



### Rear Garden

An enclosed rear garden with a paved patio area, a lawn garden and external water supply and two brick outbuildings accessed through timber doors.



### 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

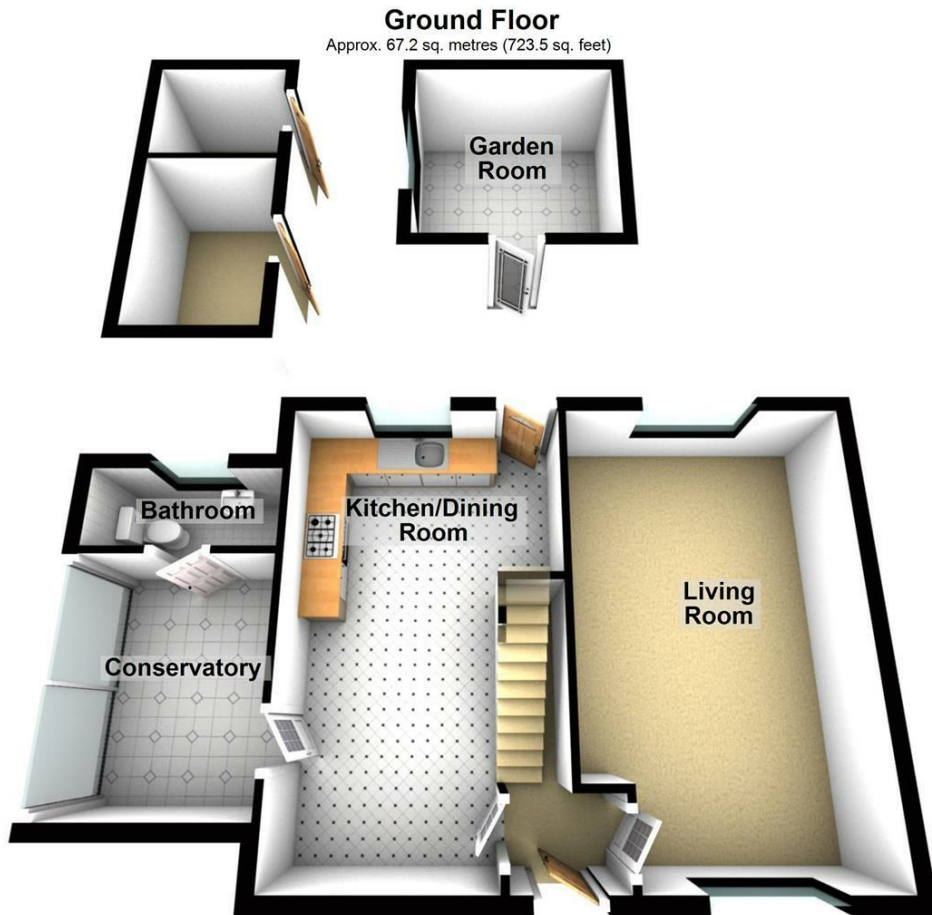
01978 291345.

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. 106.4 sq. metres (1145.5 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 |
|--|--|-------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                         |           |
| (92 plus) <b>A</b>                                 |  |                         | 85        |
| (81-91) <b>B</b>                                   |  |                         |           |
| (69-80) <b>C</b>                                   |  | 70                      |           |
| (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 |           |