

# Town & Country

Estate & Letting Agents

Annfield Park, Gresford, Wrexham

£299,950



Situated on a corner plot within this highly desirable village this detached bungalow benefits from both UPVC double glazing along with gas central heating with internal accommodation comprising an entrance porch, reception hall, a living/dining room, kitchen with utility/rear porch off and two bedrooms and a wet room. Externally, a driveway leads alongside the property to a carport and single detached garage and the corner plot is predominantly lawn and shrub to both front and rear with a golden gravel garden to the side. This property is available with no onward chain.

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## Externally Front

The property is situated on a corner plot which is predominantly lawned and shrubbed with a variety of mature plants and trees and a concrete pathway with railing leads to the automatic opening front door with an intercom system and alongside the property, a driveway provides parking and leads to a carport and the single detached garage.

## Entrance porch

The property is entered through an automatic front door which opens to quarry tiled flooring and a glazed door opening to the reception hall.

## Reception Hall

9'8 x 6'3'

Having a radiator, a built-in cupboard housing the gas Worcester combination boiler and with doors off opening to the living/dining room, kitchen, both bedrooms and also to the shower room.



## Living Room / Dining Room

12'6 x 20' 4

A double aspect room with windows to both front and side elevations with two radiators and featuring a living flame gas fire with a marble hearth and an Adams style fire surround. The agents are advised that the original parquet flooring runs throughout the room under the carpet.



## Kitchen

9'6 x 11'1

Fitted with a range of wall, base and drawer units along with work surfaces housing stainless steel single drainer sink unit with mixer tap. The walls are fully tiled with a radiator, serving hatch opens into the dining area of the living/dining room, a window faces the rear porch and a UPVC double glazed door also opens to the rear porch

## Rear Porch

10'1 x 3'9

Constructed of a low brick wall with a UPVC double glazed frame, having space and plumbing for a washing machine and a UPVC double glazed door opening to the side elevation of the property.



## Wet Room

7'1 x 6'1

All set up ready for people with mobility issues with a wall mounted electric shower and protective screen, a low level dual flush WC, wash hand basin, fully tiled walls with a radiator and an opaque window facing the rear elevation.



## Bedroom One

12'7 x 10'6

Fitted with a range of wardrobes with a mirror insert, timber flooring, a window to the rear elevation and a radiator. The agents are advised that the original parquet floor runs under the existing laminate flooring.

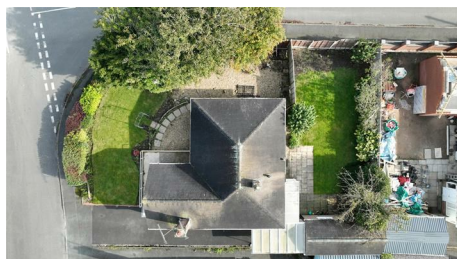


## Bedroom Two

12'7 x 9'4

With a window facing the front elevation and a radiator below and fitted Louvre door wardrobes with luggage cupboards above.

The agents are advised that there is parquet flooring under the carpet.



## Externally Side

To the side of the property is a predominantly gravel garden with gated side access opening to the rear garden.



## Externally Rear

The garden is predominantly laid to lawn with shrub and planted borders enclosed by series of timber fence panels with an outside water supply and

gated side access opening to the driveway.

## Garage

A single pitch roof Garage with a window to the side elevation access from the front through double timber doors and having power and light.



## 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

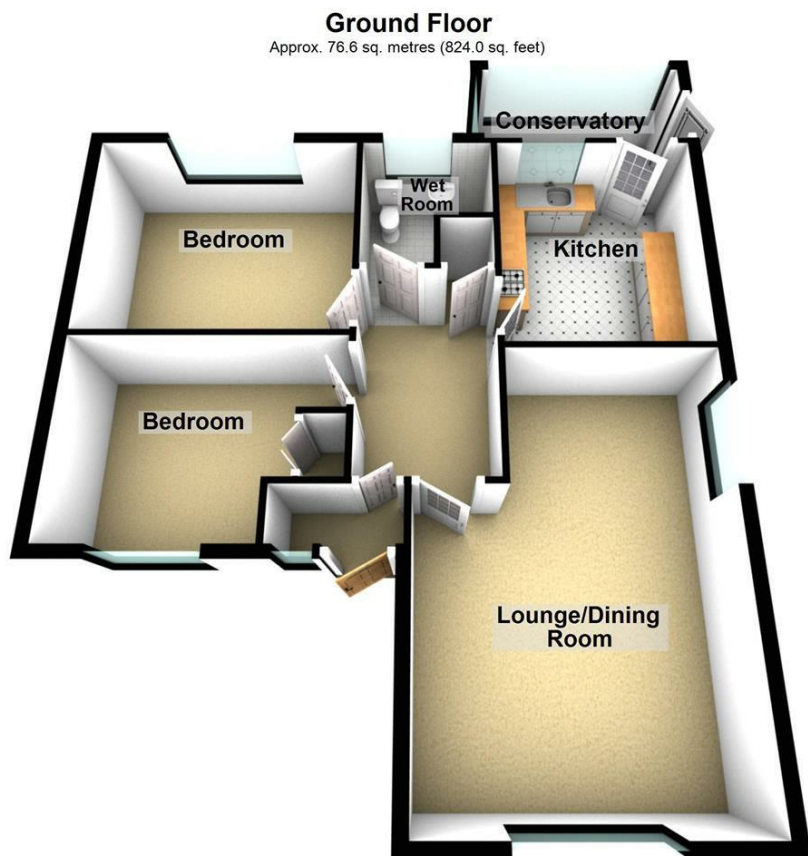
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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. 76.6 sq. metres (824.0 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>		<b>69</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	

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.