

# Town & Country

Estate & Letting Agents

Bodwyn Crescent, Gresford, Wrexham

£359,950



Situated within the highly desirable village of Gresford is this beautifully presented 3/4 bedroom detached family home . Enjoying the benefits of both gas central heating along with UPVC double glazing, the property has been extended and improved throughout and should be viewed to be fully appreciated. With light and spacious internal accommodation in brief comprises an entrance hall, living room, dining room, sitting room and a kitchen with utility off and an inner hallway allowing access to a cloakroom WC as well as to a home office/fourth bedroom. The first floor landing has light oak doors off which open to three good sized bedrooms and the most beautiful Victorian style four piece bathroom suite. Externally to the front of the property is a lawn and shrub garden with pattern concrete off-road parking and timber side access which leads to an enclosed rear garden with a large paved patio area, light and fixed awning, along with gravel and slate chip planted borders and a scattering of mature plants and trees.

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## Externally Front

To the front of the property is a printed concrete off-road parking alongside a lawn and shrub garden. Timber access leads to the rear garden and there are outside fixed lights.

## Entrance Hall

The property is entered through an attractive composite opaque double glazed, which opens to an entrance hall with a built in storage/cloaks cupboard and a glazed door which opens to the living room.



## Living Room

14'3 x 14'2

With two windows facing the front elevation with fitted plantation shutters and a radiator below, stairs off rising to the first floor accommodation with a storage cupboard below. Glazed doors open to the kitchen and the dining room and an arched through way leads to the inner hall.



## Inner Hall

4'2 x 4'6

With light oak flooring, glazed door opening to the office and the door opening to the cloakroom WC.



## Cloakroom

4'6 x 3'3

Installed with a white low level WC and wash hand basin with integrated towel rail, partially tiled walls with a radiator and opaque window facing the side elevation, there is an extractor fan and ceramic tiled flooring.



## Office / Bedroom Four

10'2 x 8'

With light oak flooring flowing in from the inner hall and having recessed downlights set within the ceiling, two windows facing the front elevation with fitted plantation shutters and a radiator below.



## Dining Room

13'10 x 9'6

Having a window facing the rear elevation with a radiator below and an arched through way leading to the sitting room.



## Sitting Room

13'10 x 11'5

The living room features living flame gas fire set within a granite hearth with an Adams style surround, there is also a radiator and UPVC double glazed French doors opening to a patio area and the rear garden beyond.



## Kitchen

13'10 x 11'1

The kitchen is fitted with a range of wall, base and drawer units, with ample work surface space with an integrated breakfast bar housing single drain sink unit with a mixer tap and tiled splashback. Integrated appliances include stainless steel oven and hob with extractor hood above along with an integrated fridge and freezer. The flooring is ceramic tiled with a radiator and recessed downlights set in the ceiling, a window overlooking the rear elevation and a glazed door opening to the rear hall/utility area.



## Rear Hall/ Utility

3'9 x 4'6

With space and plumbing for both a washing machine and dishwasher with a work surface over, a ceramic tile floor window facing the side elevation and a composite stable style door with an opaque double glazed insert.



## First Floor Landing

Having a window facing the side elevation at the turn in the staircase and an oversized loft hatch with a retractable timber folding ladder, light oak doors off open to all three bedrooms and the bathroom



## Bedroom One

13'6 x 10'3 max

Having two windows facing the rear elevation with a radiator below.



## Bedroom Two

11'10 x 10'8

Having two windows facing the rear elevation with a radiator below.



## Bedroom Three

10'1 x 7'5

Window faces the front elevation with a radiator below.



## Bathroom

8' x 7'9

A beautifully appointed four piece Victorian style bathroom suite comprising a standalone roll top slipper bath with mixer tap along with hand held shower extension, corner shower enclosure with dual head thermostatic shower, high-level WC and pedestal wash hand basin with mixer tap. The walls are fully tiled with a column style radiator along with integrated towel rail and a second separate chrome heated towel rail. The floor is ceramic tiled, the ceiling has recessed downlights and an integrated extractor fan and there are two opaque windows facing the side elevation.



## Rear Garden

With timber side access running along the side of the property which leads to a generous sized paved patio area with a fixed awning and light along with outside power. The garden itself is predominantly laid to lawn with slate chip and gravelled shrub borders along with mature plants and trees, with a paved patio area in the rear corner and a timber shed secluded to the side of the main property.



## 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

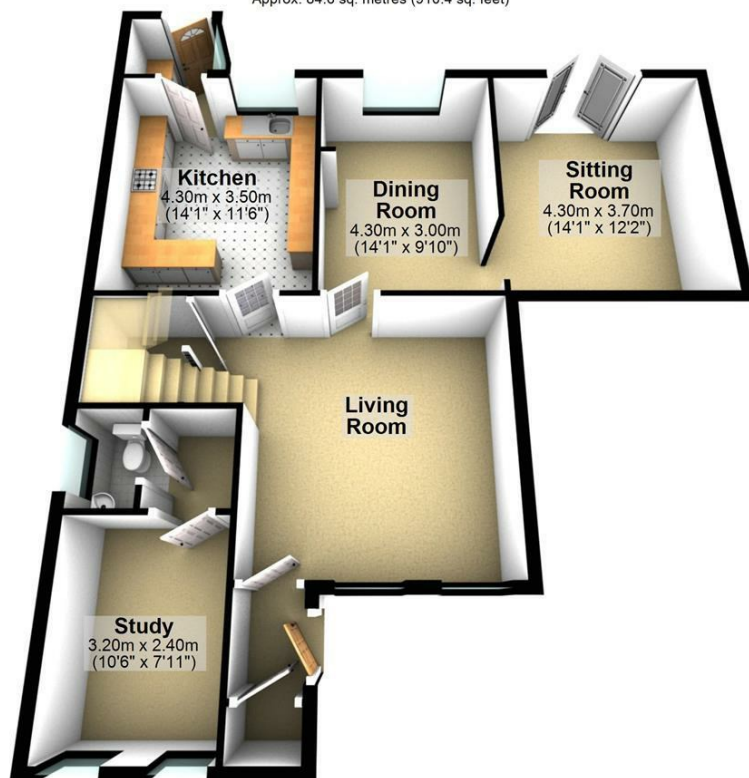
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies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

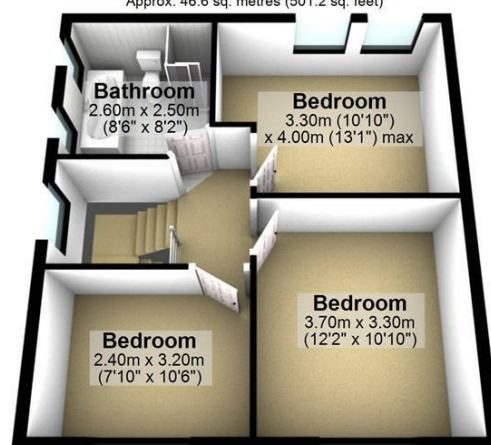
## Ground Floor

Approx. 84.6 sq. metres (910.4 sq. feet)



## First Floor

Approx. 46.6 sq. metres (501.2 sq. feet)



Total area: approx. 131.1 sq. metres (1411.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	71	83
England & Wales		EU Directive 2002/91/EC

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