

# Town & Country

Estate & Letting Agents

Pant Lane, Gresford, Wrexham

£275,000



Situated in the highly desirable village, just a short stroll from the Maes y Pant nature reserve this detached bungalow benefiting from gas central heating and UPVC double glazing offers versatile internal accommodation comprising an entrance porch, reception hall, spacious living room with a bay window to the front elevation, a double bedroom, wet room, kitchen dining room and conservatory whilst outside are lawn and shrub gardens to the front along with off-road parking and turning leading to a detached garage. The rear garden is low maintenance being predominantly paved with shrubbed beds. This property is available with the benefit of no onward chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## Externally Front

With a lawn and shrub garden alongside off-road parking and turning leading to the garage, external lighting and timber side access to the rear garden.

## Entrance Porch

The property is entered through UPVC double glaze front door with a window facing the side elevation and a UPVC double glazed internal door opening to the reception hall.

## Reception Hall

Having recessed downlights set within the ceiling, a radiator, doors off opening to the living room, bedroom and wet room along with an open through way to the dining area.



## Living Room

13'3 x 15'6

With a bay window facing the front elevation, a radiator, a Portuguese stone fireplace with inset electric fire.



## Kitchen

10'6 x 11'8

The kitchen is fitted with a range of wall base and drawer units along with a display unit and a cupboard housing the gas Worcester combination boiler. Work surfaces house rising 1 1/2 bowl sink unit with mixer tap and tile splashback. Integrated appliances include a double oven hob and extractor hood. There is space and plumbing for a washing machine and dishwasher. Windows space both rear and side elevations, set within the ceiling or recessed downlights and an open staircase off rises to the loft.



## Dining Room

11'3 x 8'5

Having a radiator, and arched through way into the kitchen and then open the Thruway into the conservatory.



## Bedroom One

10'8 x 9'10

Fitted with a range of light wood grain, maple style units incorporating a range of wardrobes within set mirrors along with a chest of drawers and dressing table, a window face is the side elevation and there is a radiator.

## Loft

The loft has been separated into three distinct rooms the first being: a bathroom 9'3 times 4'4" installed with a small panel bath, a low-level WC, a wash and basin and vanity unit, a radiator with partially tiled walls, and a wooden panel ceiling with a skylight.

## Loft Room One / Bedroom

13'2 x 10'3

Having a radiator and a double glazed skylight with integrated blind and a door off opening to room two

## Loft Room Two / Bedroom

9'7 x 9'3

With a radiator, a skylight and access to Eve storage.



## Wet Room

6'7 x 5

Having a duel head electric shower attached to the wall, vanity unit housing or wash and basin, a low-level WC, fully tiled walls with a chrome heated towel rail, recessed downlights and extractor fan set within the ceiling and two opaque windows facing the side elevation.



## Conservatory

9 x 9'8

Constructed of a low brick wall with a UPVC double glaze frame and integrated doors to either side elevation opening to the rear garden along with an electric wall heater.



## Rear Garden

A low maintenance rear garden being

predominantly paved with shrub borders, a greenhouse along with external lighting and water supply.

## Garage

With an electric up and over door, power and light along with a UPVC opaque double glazed side access door from the rear garden.

## 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.

## Viewings

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

## Services

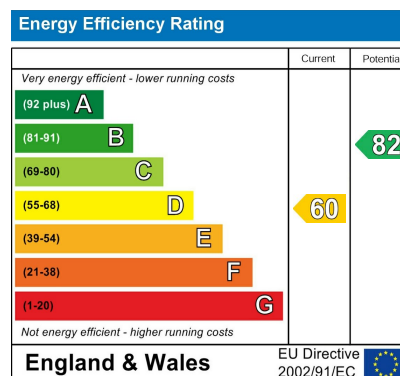
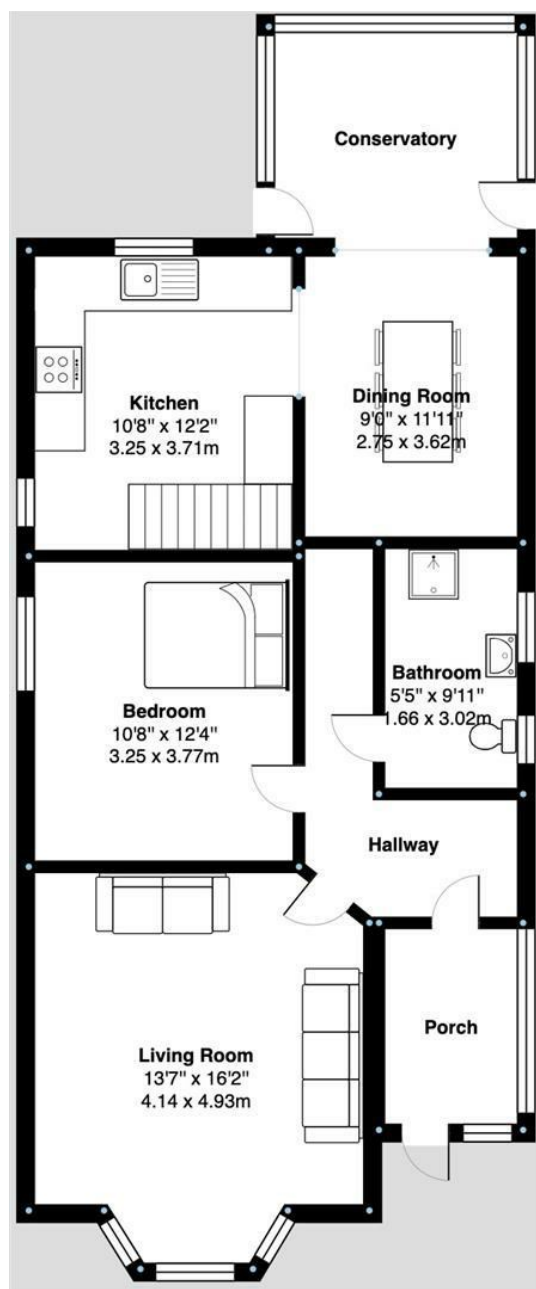
The agents have not tested any of the appliances listed in the particulars.

## 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.



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