

# Town & Country

Estate & Letting Agents

Nayland Avenue, Gresford, Wrexham

£270,000



This versatile home, located in a popular and well-connected village close to Wrexham, Chester, and motorway links, offers the flexibility of up to four bedrooms and benefits from a generous plot, modern amenities, and attractive gardens. Viewing is highly recommended.

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**TEL: 01978 291345**

## DESCRIPTION

Set on an enviable corner plot within a desirable village location, this well-presented semi-detached home offers flexible accommodation, with the option of a ground floor fourth bedroom. The property enjoys mature gardens to the front, side, and rear, as well as a detached garage and off-road parking.



## LOCATION

Nayland Avenue is a quiet residential area in the popular village of Gresford, known for its friendly community, attractive green spaces, and convenient access to Wrexham, Chester, and major transport links. The area benefits from good local schools, shops, and other everyday amenities.

## ENTRANCE HALL

Opaque double-glazed front door opens to a welcoming hall with radiator, front-facing window, stairs to first floor, storage cupboard beneath, and doors to dining room, living room, kitchen, and shower room.



## DINING ROOM/GROUND FLOOR BEDROOM

12'1 x 11'10

Currently used as a dining room, this front-facing room with radiator could easily serve as a fourth bedroom.



## LIVING ROOM

15'4 x 12'1

Spacious reception with exposed brick fireplace and TV stand, pine wall panelling, radiator, and patio doors to conservatory.



## CONSERVATORY

11'4 x 9

Constructed with a low brick base and UPVC double glazing, French doors to garden, wood-effect laminate flooring, and radiator.



## KITCHEN

11'6 x 9

Light oak-style wall, base, and drawer units with glazed display cabinets, ample work surfaces, breakfast bar, and stainless steel sink with mixer tap. Integrated oven, hob, extractor, and fridge/freezer. Space/plumbing for washing machine. Rear window and side door to garden.



## SHOWER ROOM

8'1 x 5'4

Modern three-piece suite with oversized shower enclosure (with integrated seat), thermostatic shower, WC, and pedestal wash basin. Chrome heated towel rail, tiled walls and floor, extractor fan, and two opaque side windows.

## LANDING

Side window, two built-in storage cupboards, doors to all bedrooms.



## BEDROOM ONE

14'8 x 9'1

Side and rear windows, radiator.



## BEDROOM TWO

12 x 9'5

Built-in storage cupboard housing Baxi gas combi boiler, rear window, radiator.



## BEDROOM THREE

9'4 x 8'9

Front window, radiator, access to eaves storage.



## EXTERNALLY

Front is enclosed by picket fencing and mature hedging, with lawns, established shrubs, and pathway to both the front and kitchen doors.

To the rear a lawned area with decked patio, raised paved seating area, established planting, stone planters, timber shed, and external water tap and lighting. Timber side gate to driveway.

## GARAGE

Single brick-built detached garage with power, lighting, rear timber-framed window, and remote-control up-and-over door to front. Rear pedestrian access door from garden. Off-road parking in front of garage.



## Services

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

Freehold

Council Tax Band - D (£2193 Per Year)

## Viewings

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

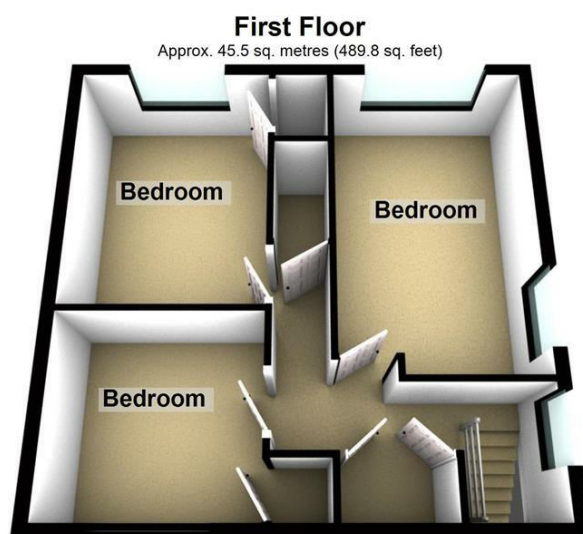
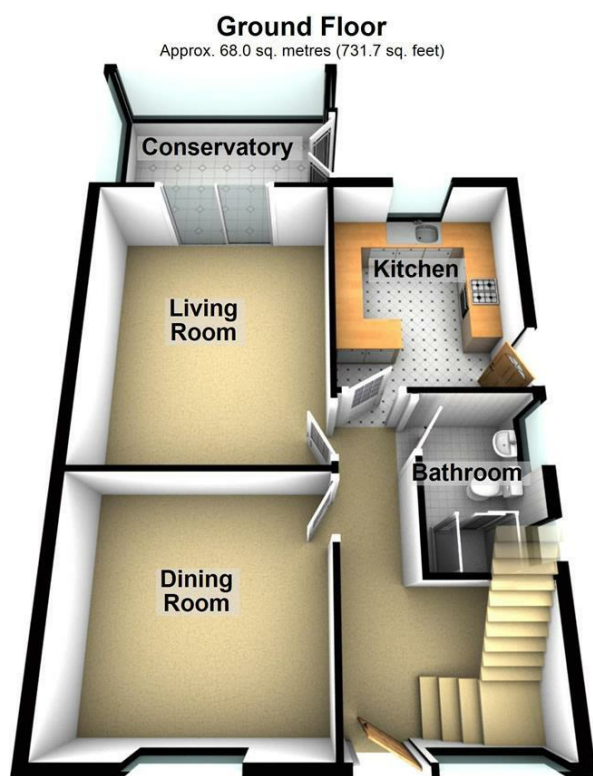
## To Make an Offer

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.**



Total area: approx. 113.5 sq. metres (1221.5 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                                   | 67      | 75                      |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | 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.