

Town & Country

Estate & Letting Agents

Bodwyn Crescent, Wrexham

£330,000



Located in a highly desirable village of Gresford is this well presented, light and spacious, three bedroom detached family home, being situated on a Crescent of similar homes, just a short walk from the heart of the village. Benefiting from both gas fired central heating and UPVC double glazing. In brief, the property comprises a vestibule, reception hall, through lounge, dining room, kitchen, cloakroom WC/utility, a sitting room/music room and a first floor landing, which offers access to three good size bedrooms and a four piece bathroom suite. Externally, to the front of the property is ample off-road parking and access to a single garage. Timber gated side access leads to an enclosed rear garden, predominantly lawns and shrubs with both paved and gravel patio areas. Viewings are highly recommended!

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Location

Gresford is a charming and picturesque village located in the county of Wrexham, North Wales and boasts a rich history, with the beautiful 15th century All Saints Church at its center. The village is surrounded by beautiful countryside and has a strong sense of community and a variety of local amenities, including a post office/convenience store, a primary school and a variety of local pubs to mention just a few.

Gresford offers a great location for those looking for a peaceful and idyllic lifestyle, while still being within easy reach of the cities of Wrexham and Chester.

The village is easily accessible by road, with good links to the A483 and M56, making it perfect for those who need to commute for work. Gresford is also well-served by public transport, with regular bus services running to the surrounding areas.

So overall in brief Gresford is an ideal location for those looking for a peaceful and tranquil village lifestyle, with all the necessary amenities, and easy access to the major cities and towns.

Entrance

A UPVC leaded double glazed front door opens to a vestibule with timber laminate flooring. Storage cupboard and glazed internal door opening to the reception hall. The reception hall benefits from further timber laminate flooring. Stairs off to the first floor with a storage cupboard below. Doors to:



Lounge/Diner

23'4 x 9'10

Featuring a living flame gas fireplace with granite hearth and Adam style surround. Continuation of timber laminate flooring. Ample space for dining table and chairs. Double glazed window to front x2. Radiator. Patio doors opening to rear garden.



Sitting Room/Music Room

10'8 x 8'0

Timber laminate flooring. Double glazed window to rear x2. Radiator.



Kitchen

11'6 x 8'5

The kitchen is installed with a range of wall, base and drawer units complemented by stainless steel handles. Ample worksurface space

housing a stainless steel single drainer 1 & 1/2 bowl sink unit with a mixer tap and tiled splashback's. Space for a range cooker with extractor fan above. Space for dishwasher. Inset spotlights. Double glazed window to rear x2. Radiator. UPVC double glazed door to side.

Cloakroom

Low level W/C. Wash hand basin. Plumbing for washing machine. Tiled splashbacks. Plumbing for washing machine. Opaque window to side. Radiator.

Landing

Loft access. Double glazed window to side. Doors off to:



Bedroom One

11'10 x 10'8

Double glazed window to front x2. Radiator.



Bedroom Two

10'10 x 10'8

Double glazed window to rear x2. Radiator.



Bedroom Three

10'0 x 8'1

Double glazed window to front.
Radiator.



Bathroom

9'5 x 8'0

A spacious bathroom housing a four piece suite, comprising; Low level W/C. Pedestal wash hand basin. Victorian style roll top bath with claw feet, and a central mixer tap with handheld shower extension. Separate shower enclosure with thermostatic shower Built in shelled Louvre door cupboard. Timber laminate flooring. Inset spotlights. Opaque window facing the side x2.

Garage

18'7 x 9'4

Accessed via double wooden doors. Benefitting from power and light. Single glazed window to side. Storage above.

Outside

To the front of the property is a concrete driveway leading to double timber

garage doors with a brick block garden, offering further off-road parking and shrubbed flower beds.

A timber gate opens to a paved pathway which leads to a rear garden with a paved patio area and shrubbed garden. A further gravelled patio area is located to the rear. External power, lights and water supply enclosed by combination of hedging and fence panels.

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

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

Mortgage Advice (Wrexham)

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.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

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. 53.0 sq. metres (570.9 sq. feet)

Total area: approx. 94.3 sq. metres (1015.0 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		
	69	86
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.