

Town & Country

Estate & Letting Agents

Gresford Road, Wrexham

Offers In Excess Of £200,000



Available with the benefit of no onward chain, a three bedroom detached property situated in a popular location ideal for access to both Wrexham and Chester. In need of modernisation, the property comprises; entrance hall, lounge, dining room and kitchen on the ground floor, with three bedrooms and bathroom on the first floor. Externally is a lawned garden with driveway leading to a single garage, providing ample off road parking. To the rear is a lawned garden and patio area. Viewings are highly recommended!

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

Location

The property is situated on Gresford Road on the outskirts of the popular village of Llay. Llay offers a range of local amenities, schooling, public transport links and within easy access to the A483 to both Chester and Wrexham.

Entrance

Timber panel door to front opening to entrance hall. Oak flooring. Stairs to first floor accommodation. Radiator. Doors to:



Lounge

14'8 x 11'6

Glazed bay window to front. Radiator. Opening to dining room.



Dining Room

9'5 x 8'5

Glazed window to rear. Radiator. Door to kitchen.



Kitchen

9'0 x 8'5

Fitted with a range of wall, base and drawer units with complimentary work surfaces, in need of replacement. Stainless steel sink unit and drainer with tiled splashbacks. Understairs storage. Plumbing for washing machine. Glazed timber panelled door to rear. Glazed window to rear.

Landing

Loft access with retractable ladder and doors. Built-in storage cupboard. Glazed window to side. Doors to:



Bedroom One

12'1 x 9'7

Two sets of fitted wardrobes, one with mirrored inserts separated by a luggage canopy. Glazed window to front. Radiator.



Bedroom Two

11'8 x 8'6

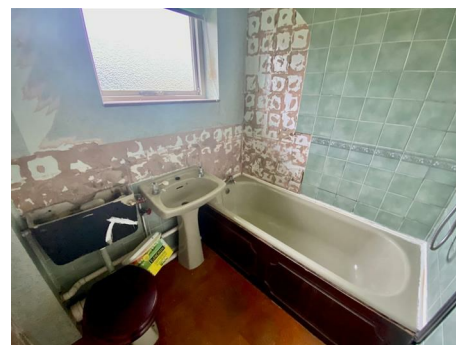
Glazed window to rear. Radiator.



Bedroom Three

8'1 x 6'8

Built-in cupboard above the bulkhead. Glazed window to front. Radiator.



Bathroom

6'2 x 5'10

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with shower attachment above. Radiator. Bathroom is in need of a new suite.

Garage

16'1 x 7'6

Single garage with a pitched roof, power and light. Up and over garage door as well as a rear access pedestrian door.



Outside

Externally to the front of the property is off-road parking in front of a single garage, alongside a lawned and shrubbed garden. To the rear of the property is a predominantly lawned garden with a paved patio area which enjoys a lovely sunny south facing aspect and is enclosed by a series of 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.

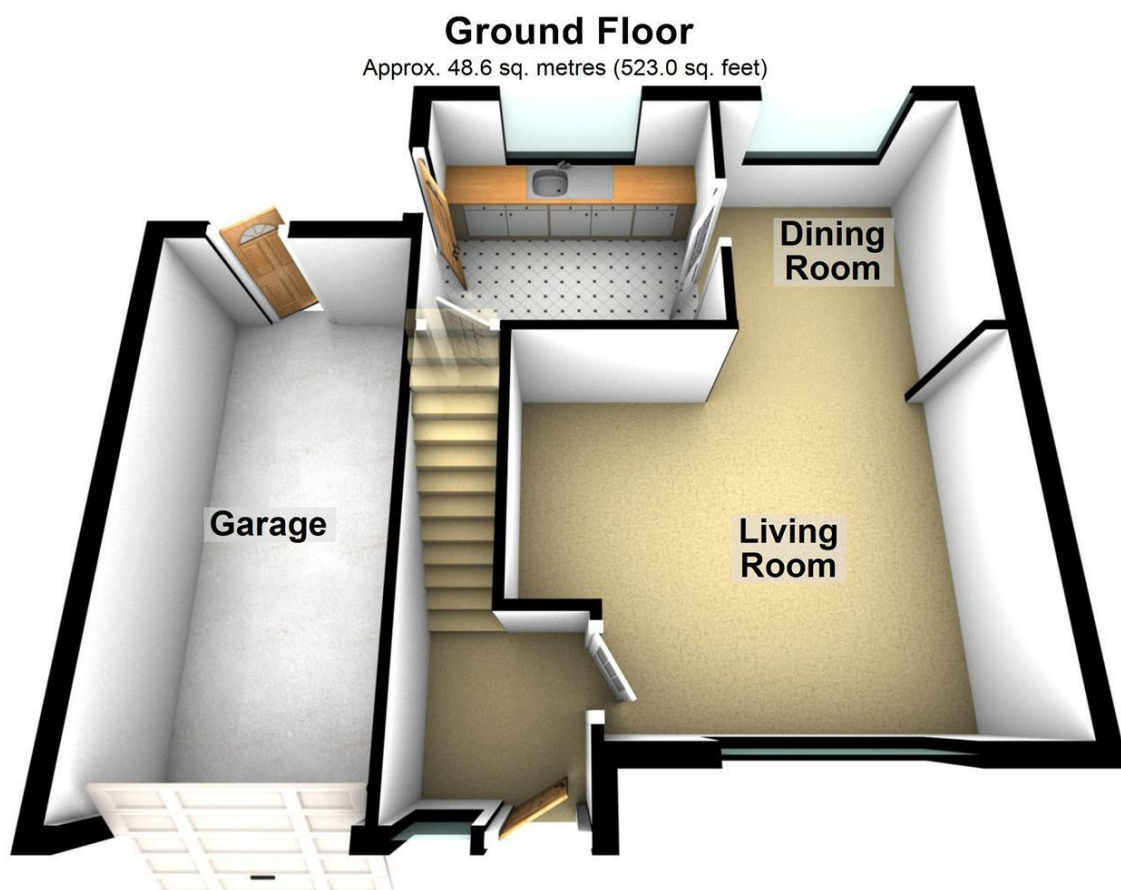
Hours of Business (Wrexham)

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.



Total area: approx. 83.2 sq. metres (895.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C	69	
(55-68) D		
(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.