

Town & Country

Estate & Letting Agents

Newtown, Gresford, Wrexham

£274,000



Located in a sought-after village with easy access to Wrexham, Chester, and local amenities, this extended semi-detached home offers spacious family accommodation over three floors, featuring UPVC double glazing, gas central heating, and a substantial rear extension.

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DESCRIPTION

Situated in the heart of this highly desirable village, offering convenient access to both Wrexham and Chester as well as local motorway links, amenities, and day-to-day facilities just a short stroll away, this extended semi-detached home offers far more space than first meets the eye. The property benefits from UPVC double glazing, gas central heating, and a large rear extension, creating generous family accommodation arranged over three floors.



LOCATION

Newtown is a quiet residential street 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

8'10" x 6'10"

Entered via an opaque UPVC double-glazed front door, the hall features ceramic tiled flooring, a turned staircase leading to the first floor, and a decorative stained and leaded display window to the living room. There is also a side window, an archway leading to the kitchen, and a light oak veneer door opening to the dining room.



LIVING ROOM

20'9" x 12'

A spacious reception room featuring both a bay window and an additional front-facing window, each with a radiator beneath.



DINING ROOM

11'2" x 9'9"

With a radiator and UPVC double-glazed French doors opening to the rear garden, this bright room flows seamlessly into the living room through a large open archway.



KITCHEN/BREAKFAST ROOM

18'4" x 9'3"

Continuing the ceramic tiled flooring, the kitchen is fitted with a range of modern gloss-finish wall, base, and drawer units complemented by stainless steel handles and work surfaces.

Includes:

- Stainless steel 1½ bowl sink with mixer tap
 - Integrated six-ring gas hob with extractor hood
 - Built-in stainless steel oven with microwave above
 - Space and plumbing for a washing machine
 - Worcester gas combination boiler in a built-in cupboard
 - Radiator and recessed ceiling downlights
 - Side-facing window and part-glazed door to rear hall/utility
- Open thoroughway leading to the conservatory



CONSERVATORY

10'2" x 10'8"

Constructed on a low brick base with a UPVC double-glazed frame, ceiling fan/light, radiator, and French doors opening to the rear patio. The ceramic tiled flooring continues through from the kitchen.

REAR HALL/UTILITY

9'9" x 2'8"

With space and plumbing for an additional appliance, work surface above, radiator, ceramic tiled floor, high-level side window, opaque UPVC back door, and access to:

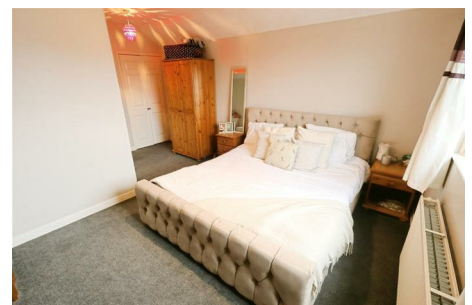
CLOAKROOM WC

3'2" x 5'4"

Low-level WC and washbasin.

FIRST FLOOR LANDING

Doors lead to four bedrooms and the family bathroom, with a radiator, loft access, and a staircase rising to the second-floor loft room.



PRINCIPAL BEDROOM

16'5" x 12'4", including ensuite

A generous double bedroom with a rear-facing window, radiator, built-in double wardrobe, and open wardrobe along one wall.



ENSUITE

Panel bath with electric shower, dual-flush WC, pedestal washbasin, part-tiled walls, radiator, and opaque side window.



BEDROOM TWO

12 x 11

Front-facing window with radiator beneath.



BEDROOM THREE

9 x 9

Front-facing window with radiator beneath.



BEDROOM FOUR

11 x 5'5

Rear-facing window with radiator.



BATHROOM

7'6 x 6'1

Fitted with a white three-piece suite comprising a panel bath with mixer tap and electric shower above, dual-flush WC, pedestal washbasin, partial wall tiling, radiator, and two opaque side windows.



SECOND FLOOR / LOFT ROOM

Accessed via a staircase from the first-floor landing, featuring a rear-facing skylight, radiator, built-in double wardrobe, eaves storage, and an ensuite shower room with shower enclosure, low-level WC, and washbasin.



EXTERNALLY

Ample off-road parking for several vehicles, with a pathway leading along the right-hand side of the property to the main entrance door and an iron gate providing access to the rear garden, features a paved patio and pathway, lawn with mature shrubs, and a pre-fabricated outbuilding. The garden is enclosed by timber fence panels with concrete posts and includes an external water supply and lighting.

Services

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

Freehold

Council Tax - E (£2680 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.

Floorplan for 4 bedroom semi-detached house for sale in Newtown, Gresford.



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.

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	51	73
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	