

Town & Country

Estate & Letting Agents

Old Wrexham Road, Wrexham

£199,950



Situated within this ever-desirable village offering easy access to both Wrexham and Chester, along with nearby motorway networks, the property also benefits from a range of day-to-day amenities, facilities, and good local schooling close at hand. This two-bedroom terraced property benefits from uPVC double glazing and gas central heating and comprises an entrance porch, a living room featuring a log burner set within an exposed brick fireplace, a dining room, a kitchen fitted with light oak-style wall, base and drawer units, a ground floor bathroom, and a rear porch/utility. To the first floor, the landing provides access to two double bedrooms. Externally, the property benefits from slate chip off-road parking to the front, while to the rear there is a detached garage.

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

TEL: 01978 291345



DESCRIPTION

The property is a two-bedroom terraced house located within a village setting with access to local amenities, schooling, and road links to Wrexham and Chester. The accommodation briefly comprises an entrance porch, living room with log burner, dining room, fitted kitchen, ground floor bathroom, and a rear utility/porch. To the first floor there are two double bedrooms. The property benefits from uPVC double glazing and gas central heating. Externally, there is slate chip off-road parking to the front and a small courtyard to the rear leading to a detached garage.



LOCATION

Gresford is a sought-after village on the outskirts of Wrexham, known for its charming character, strong community feel, and surrounding countryside. The village offers a range of local amenities, well-regarded schools, and is home to the historic All Saints' Church, Gresford. With excellent access to the A483,

Gresford is ideally positioned for commuting to Chester and the wider region, making it an attractive choice for both families and professionals.

EXTERNALLY

To the front of the property is slate chip off-road parking with a concrete pathway leading to the front door. To the rear of the property is a small concrete courtyard with an iron gate opening to a right-of-way space, beyond which is the detached garage.



PORCH

The property is entered through a UPVC double-glazed door opening into a double-glazed porch with quarry tiled flooring, and a further double-glazed door opening into the living room.



LIVING ROOM

13'8" x 12'6"

With engineered light oak flooring, a window to the front elevation, and a fitted pine cabinet. Stairs rise to the first floor

accommodation, featuring a banister with spindle balustrades. A cast-iron log burner sits within an exposed brick flue, and an open throughway leads to the dining room.



DINING ROOM

12'6" x 9'0" (max)

With a continuation of the engineered light oak flooring from the living room. The room includes a radiator, a fitted base-level cabinet with shelving above, and an arched throughway to the kitchen.



KITCHEN

12'2" x 6'8"

With quarry tiled flooring, the kitchen is fitted with a range of light wood-grain effect wall, base and drawer units, complemented by stainless steel handles and work surface space. It houses a stainless steel one-and-a-half bowl sink unit with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob and extractor hood, along with a fridge/freezer, and space and plumbing for a washing machine. There is also a radiator, recessed downlights, and a skylight set within the ceiling. A stripped door opens to the ground floor bathroom, and a glazed door opens to the rear utility/porch.



SKYLIGHT



GROUND FLOOR BATHROOM

6'8" x 5'6"

Installed with a white three-piece suite comprising a panel bath with thermostatic shower and protective screen above, a dual-flush low-level WC, and a pedestal wash hand basin. The floor is quarry tiled while the walls are partially tiled. Additional features include a chrome heated towel rail, extractor fan, and an opaque window to the side elevation, along with recessed ceiling downlights.



REAR PORCH/UTILITY

9'2" x 4'8"

With windows looking into the kitchen and dining room, a ceramic tiled floor, work surface space, fitted shoe shelving, an electric wall heater, and a uPVC double-glazed door opening to the rear.



FIRST FLOOR LANDING

A small first floor landing with striped doors opening to both double bedrooms.



BEDROOM ONE

12'6" x 11'4"

Featuring a cast-iron fireplace, a window to the front elevation with a radiator below, and a built-in over-stairs cupboard with hanging space and shelving.



BEDROOM TWO

11'4" x 9'2"

Having a built-in shelved storage cupboard, a window to the rear elevation with a radiator below, and a cast-iron fireplace. Access to the loft is gained through a hatch with a retractable ladder.



REAR GARDEN

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.

Services (Wrexham)

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

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these



GARAGE

A detached prefabricated garage with double timber doors, along with power and lighting.

particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Viewings (Wrexham)

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

Ground Floor

Approx. 45.3 sq. metres (487.3 sq. feet)



First Floor

Approx. 27.5 sq. metres (296.4 sq. feet)



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales	EU Directive 2002/91/EC	