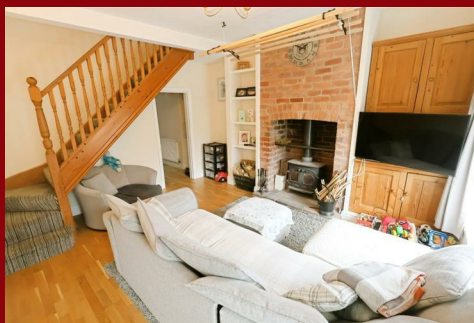


Town & Country

Estate & Letting Agents

Old Wrexham Road, Gresford, 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.

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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.

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

The property is situated within the village of Rossett, located between Wrexham and Chester. The village provides a range of everyday amenities including shops, services, and local schooling. Road links are available to the surrounding areas via the nearby A483, which provides access to the wider motorway network. Public transport services also operate within the area, connecting the village to neighbouring towns and cities.

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



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.



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.



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.





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.



GARAGE

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

FIRST FLOOR LANDING

A small first floor landing with stripped 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.

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.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Viewings (Wrexham)

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

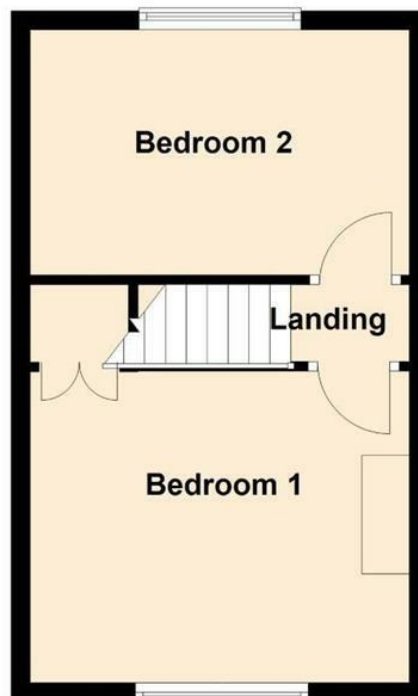
Ground Floor

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 