

Town & Country

Estate & Letting Agents

Hollyfield, Gresford, Wrexham

£299,950



Located within a crescent of bungalows in this sought-after village, offering easy access to both Wrexham and Chester, with local motorway networks close at hand, as well as a wealth of amenities and facilities. This detached bungalow, which is in need of modernisation, is predominantly double glazed and benefits from gas central heating. The accommodation comprises an entrance porch, reception hall, living/dining room, kitchen, conservatory, two double bedrooms and a shower room. Externally, the property benefits from gravelled and shrub gardens to the front, with double gates opening onto off-road parking and leading to a tandem garage. Side access leads to the rear garden, which is relatively low-maintenance and comprises paved, gravelled and planted areas, with additional access to the garage.

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DESCRIPTION

A detached two-bedroom bungalow situated within a residential crescent in a village location, offering convenient access to Wrexham, Chester and the surrounding motorway network. The property provides well-proportioned accommodation comprising an entrance porch, reception hall, living/dining room, kitchen, conservatory, two double bedrooms and a shower room. Externally, there are front and rear gardens, off-road parking and a tandem garage. The property is predominantly double glazed, benefits from gas central heating and requires some modernisation.

LOCATION

Situated within a residential crescent in a village location, the property is conveniently positioned for access to both Wrexham and Chester. A range of local amenities and facilities are available within the surrounding area, with the A55 and wider motorway network providing links to the surrounding towns and cities.

ENTRANCE PORCH

Accessed via a uPVC double-glazed door, with a single-glazed timber door opening into the reception hall.

RECEPTION HALL

9'6" x 6'2"

With parquet flooring, radiator, built-in storage cupboard, access to the loft space and doors opening to the

living/dining room, kitchen, both double bedrooms and shower room.



LIVING/DINING ROOM

20' x 12'6"

With parquet flooring laid in a herringbone pattern, window to the front elevation, additional window to the side elevation, two radiators and a ceramic-tiled fireplace.



KITCHEN

11' x 7'2"

Fitted with a range of wall and base units incorporating a double-drainer sink unit with tiled splashback. There is space and plumbing for a washing machine, a wall-mounted gas combination boiler, window to the rear

elevation, pantry, serving hatch to the dining area and a glazed door opening to a side hallway. The side hallway provides access to a walk-in storage cupboard and the conservatory.



CONSERVATORY

10' x 8'6"

With wall light, power points and patio doors opening onto the garden.



BEDROOM ONE

12'10" x 10'7"

With flooring, window to the rear elevation and radiator.



BEDROOM TWO

12'10" x 9'

With flooring, window to the front elevation, television point and radiator.



SHOWER ROOM

7'6" x 6'3"

Fitted with a shower enclosure housing an electric shower, low-level WC and pedestal wash hand basin. The walls are partially tiled, with radiator, opaque window to the rear elevation and access to the loft space.



EXTERNALLY

Double iron gates open onto off-road parking, which leads to a tandem garage. The front garden is predominantly gravelled and planted with a variety of shrubs, with a paved area in front of the main entrance door. Side access is available along the right-hand side of the bungalow, leading to the rear garden. The rear garden comprises a combination of paved patio and gravelled areas, with a variety of plants and shrubs. The garden is enclosed by fence panels and concrete posts and benefits from an external water supply and access to the garage.

GARAGE

45'7" x 9' maximum

Accessed from the front via an

up-and-over door, opening into a tandem garage with power and lighting. There is also an opaque uPVC double-glazed window to the side elevation and an opaque uPVC double-glazed side access door.

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.

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		
England & Wales		EU Directive 2002/91/EC 