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# Wingetts

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**38 Bodwyn Park, Gresford, Wrexham, LL12 8NW**

**Price £250,000**

A well presented bay window fronted 2 double bedroom semi detached house with established and well maintained good sized sunny aspect garden to the rear conveniently located within the much favoured village of

Gresford with its range of amenities and road links to Wrexham and Chester. The light and airy accommodation briefly comprises a composite entrance door opening to the hall with stairs to 1st floor landing, bay window fronted lounge, versatile dining/sitting room with useful store cupboard and an open aspect to the fitted kitchen enjoying views across the garden. The 1st floor landing connects the 2 double bedrooms and a bathroom. To the outside, a private drive provides parking for 2 cars alongside a decorative slate front garden.

The rear garden is a particular feature providing excellent outdoor entertaining space for both children and adults to include patio area, lawn, mature trees and flower beds. Energy Rating - TBC

## LOCATION

Located within the highly sought after village of Gresford enjoying excellent access to the major towns and cities of North Wales and the North West. The village offers a good range of convenience facilities including shops, pubs and restaurants. Both primary and secondary schools are nearby and there is a frequent bus service that runs through the village to both Wrexham and Chester. The village has a good community with sports facilities including cricket, tennis and football. There are good road links to Wrexham and Chester which allows for daily commuting to the major commercial and industrial centres of the region.

## DIRECTIONS

Proceed from Wrexham along Chester Street into Chester Road passing The Acton Public House on the right and as you reach the main roundabout which links the A483 by-pass take the fifth exit signposted Gresford. Continue for approx. ½ mile into the Village through the traffic lights and passing the shopping area, take a right after the Spar where the property will be observed on the right after a short distance.

## ON THE GROUND FLOOR

Part glazed composite entrance door opens to:

### HALLWAY

With stairs off to first floor landing, radiator, picture rail and pitched pine four panel door opening to:

### LOUNGE 13'5" x 11'5" (4.1m x 3.5m)

A light and airy reception room having a upvc double glazed bay window to front, chimney breast with tiled hearth, timber mantel and inset electric socket, picture rail, radiator and part glazed door opening to:

### DINING/SITTING ROOM 14'9" x 7'6" (4.5m x 2.3m)

A versatile reception room with two upvc double glazed windows, useful understairs storage cupboard, radiator and open aspect to:

### KITCHEN 14'1" x 7'6" (4.3m x 2.3m)

Fitted with a range of base and wall units complimented by work surface areas incorporating a stainless steel single drainer sink unit, two upvc double glazed windows providing a pleasant aspect overlooking the rear garden, part tiled walls, plumbing for washing machine, upvc part glazed external door, tiled flooring and Worcester gas combination boiler installed approximately 2024.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With upvc double glazed window, ceiling hatch to roof space, picture rail and pitched pine four panel doors off.

### BEDROOM ONE 14'9" x 10'9" (4.5m x 3.3m)

Upvc double glazed bay window to front, radiator, picture rail and double width shower enclosure with wipe clean wall panels, mains thermostatic shower and splash screen.

### BEDROOM TWO 10'5" x 7'2" (3.2m x 2.2m)

Upvc double glazed window overlooking the rear garden, radiator, picture rail and storage cupboard.

### BATHROOM 7'2" x 6'10" (2.2m x 2.1m)

Appointed with a white suite of bath, pedestal wash basin, low flush w.c, radiator, part tiled walls and upvc double glazed window.

## OUTSIDE

The property is approached along a private driveway providing parking for two cars alongside a decorative slate front garden with low level brick front boundary wall and side privacy hedge. Gated access from the driveway leads into the rear garden which is a particular feature of the property being of good size and enjoying a private and sunny aspect. The garden includes a patio area for outdoor entertaining, generous lawned area, flowerbeds and mature trees together with an additional seating area to the bottom of the garden.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).




# Floor Plan

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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