
Wingetts

More than just estate agents



Hafan, Chester Road, Gresford, Wrexham, LL12 8NU

Price £450,000

A superbly presented and spacious 3 bedroom, 2 bathroom, detached bungalow with detached double garage and beautifully maintained gardens located at the end of a private drive within the much favoured village of Gresford with its convenient amenities and frequent bus service to Wrexham and Chester. The light and airy accommodation has been improved by the current owners to providing modern day comforts with practical living and briefly comprises an open fronted porch, entrance vestibule with useful 2 door coats cupboard, L-shaped welcoming hall with airing cupboard, bay window fronted lounge with the warmth of a living flame gas fire and double doors opening to the impressive kitchen dining room offering a sociable entertaining space appointed with a stylish range of base and wall cupboards with quartz work surface areas and French doors to the rear garden. Utility, 3 bedrooms, 2 of which are doubles and have fitted wardrobes, en-suite to the principal bedrooms and a beautifully appointed Shower room with large walk in shower. To the outside, the private drive provides ample parking and turning area, double garage and sunny aspect rear garden including an Indian stone paved patio, lawn, established flower beds, summerhouse and potting shed. Energy Rating - C(74)

LOCATION

Located at the end of a private drive shared with just 1 other property within highly sought after village of Gresford which offers an excellent range of community facilities and social amenities including football, tennis, bowls and cricket. The village has a highly regarded primary school and Darland Secondary School is within the catchment area. Chester and Wrexham are easily accessible and the A483 bypass gives access to the North West and North Wales Coast allowing for daily commuting to the major commercial and industrial centres of the region. The village offers a good selection of convenient shopping facilities together with a local pubs/restaurants, a doctors, dentist, a choice of countryside walks.

DIRECTIONS

Approaching from Wrexham along the A483 bypass, take the exit signposted Gresford. Take the 4th turning at the roundabout, passing The Beeches Pub and Restaurant. Continue through the parade of shops and take the left hand turn opposite Burton Rise development into the private drive with 'Hafan' noted on the entrance. Continue to the end of the lane with 'Hafan' being straight ahead.

ACCOMMODATION

Brick pillared entrance porch with welcome light and part glazed composite door opening to:

VESTIBULE

With useful two door coats cupboard and Victorian style quarry tiled flooring that continues into:

HALLWAY

Two radiators, two door airing cupboard with hot water cylinder and slatted shelving, tiled flooring and six panel doors off.

LOUNGE 18'0" x 13'5" (5.5m x 4.1m)

A light and airy reception room with upvc double glazed bay window to front, radiator, living flame gas fire set within marble surround, deep coving to ceiling and double doors opening to:

KITCHEN/DINING ROOM 20'0" x 9'10" (6.1m x 3m)

An impressive sociable entertaining space with the kitchen area appointed with a stylish range of base and wall cupboards complimented by Quartz work surface areas with inset sink unit, ingrained drainer and mixer tap with upvc double glazed window above overlooking the rear garden, Quartz upstands and window sill, AEG integrated dishwasher, AEG double oven/grill, four ring gas hob with AEG filter hood above and wide cutlery and pan drawers below, under unit lighting, and attractive Porcelanosa floor tiles which continue into the dining area with upvc double glazed French doors leading to the rear garden, two contemporary vertical radiators and inset ceiling spotlights.

UTILITY

Accessed through an archway off the kitchen having a continuation of the tiled flooring, matching base and wall cupboards with Quartz work surface areas and upstands, inset sink unit, integrated AEG fridge freezer, plumbing for washing machine, concealed Worcester gas central heating boiler, inset spotlights and part glazed composite external door.

BEDROOM ONE 10'9" x 9'10" (3.3m x 3m)

Upvc double glazed window to front, radiator and mirror fronted sliding door wardrobes.

EN-SUITE

Appointed with a wall mounted wash basin, w.c with dual flush, shower enclosure with electric shower unit, fully tiled walls, upvc double glazed window, inset ceiling spotlights, heated towel rail and tiled flooring.

BEDROOM TWO 13'9" x 8'10" (4.2m x 2.7m)

A good sized double bedroom with upvc double glazed window overlooking the rear garden, radiator and fitted two door wardrobes.

BEDROOM THREE 9'10" x 6'10" (3m x 2.1m)

Upvc double glazed window and radiator.

SHOWER ROOM

Beautifully appointed to an excellent standard comprising a large walk-in shower area with mains thermostatic shower unit and splash screen, wash basin and w.c set within white fronted vanity unit, illuminated mirror, contemporary vertical radiator, additional radiator, upvc double glazed window, Porcelanosa part tiled walls, tiled flooring and extractor fan.

OUTSIDE

The private driveway provides ample parking, guest parking and turning area and leads to:

DETACHED DOUBLE GARAGE 16'4" x 17'8" (5.m x 5.4m)

Two metal up and over doors, lighting, power sockets and attic storage space.

GARDENS

An Indian stone paved path leads to the entrance door alongside a mainly gravelled front garden. Gated Indian stone paved paths either side of the bungalow lead to the established rear garden which enjoys a good degree of privacy together with a sunny aspect and features a full width Indian stone paved patio area for outdoor entertaining, lawn which extends either side of the bungalow, well stocked flowerbeds, summerhouse, potting shed, store shed, cold water tap and outside light.

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).

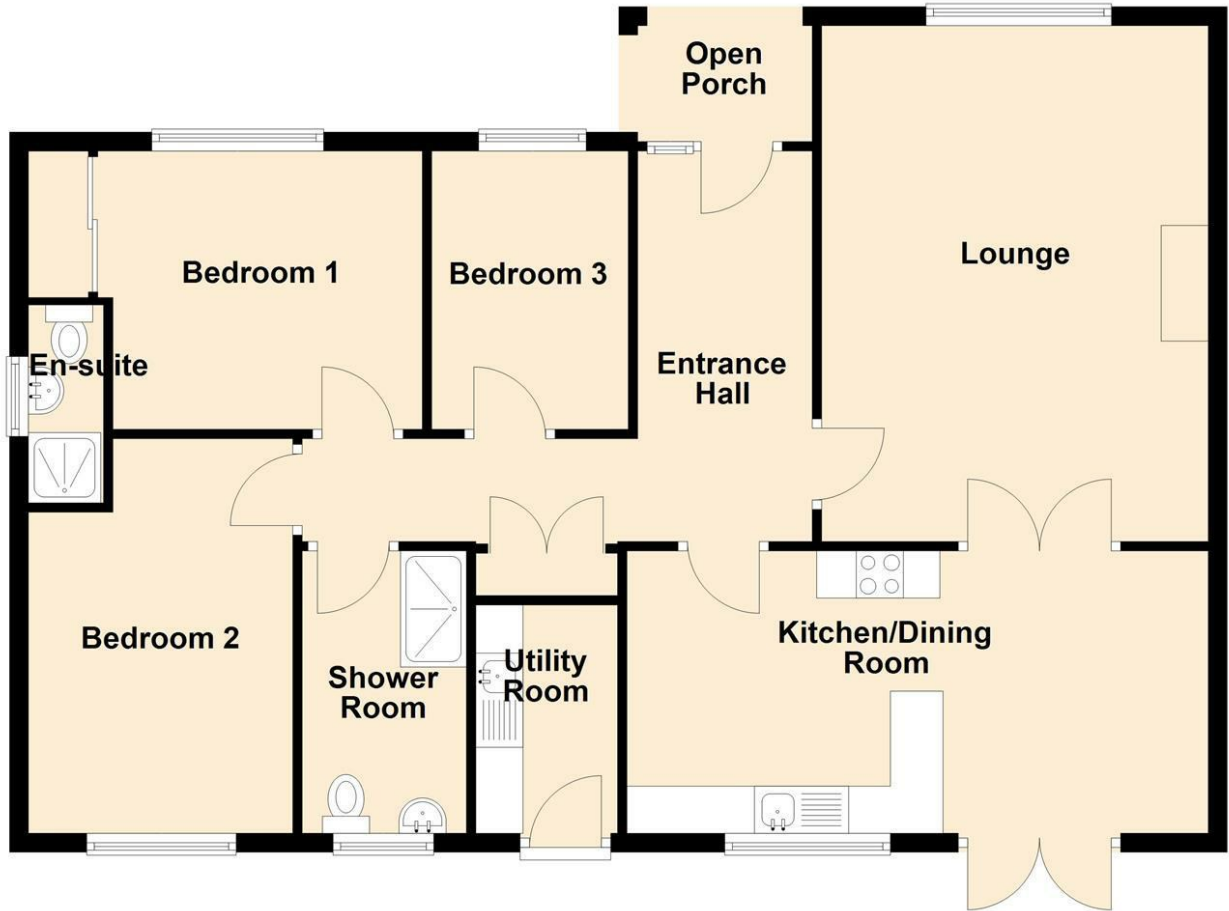




Floor Plan

Ground Floor

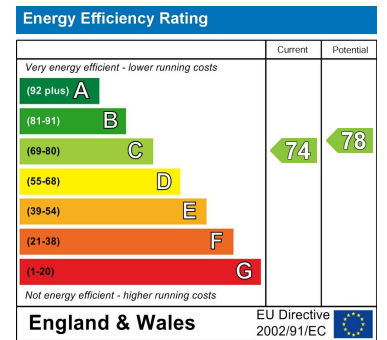
Approx. 99.1 sq. metres (1067.1 sq. feet)



Area Map



Energy Efficiency Graph



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