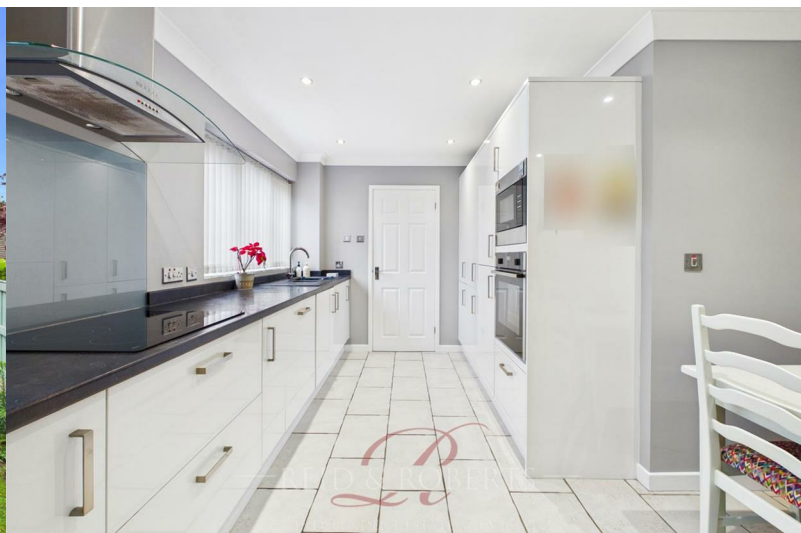




## 36 Gredington Close

Wrexham, LL13 9DQ

£340,000



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## To The Front

The property benefits from a pleasant front aspect with off-road parking for two vehicles. There is a lawned area to the front, along with side access leading through to the rear garden. The front also provides access to the garage, offering further storage and convenience.

## Entrance Hallway

Entrance is gained via a composite front door leading into a welcoming hallway with wood effect laminated flooring. The hallway benefits from a single panel radiator and ceiling light point. Stairs rise to the first floor, with doors providing access to the living room and WC.

## Downstairs W.C

A convenient ground floor W.C fitted with tiled flooring and partially tiled walls. The suite comprises a low flush WC and a wash hand basin set within a vanity unit with mixer tap over. The room also benefits from a UPVC frosted double glazed window to the front elevation, allowing natural light while maintaining privacy.

## Living Room

A spacious and bright reception room, enhanced by a UPVC double glazed window to the front elevation allowing plenty of natural light, along with French doors opening out to the rear garden. The room offers ample space for seating and could also accommodate a dining area if desired. It features a gas fire with surround, carpeted flooring, two single panel radiator, and both ceiling and wall-mounted light points. Doors provide access to the kitchen and hallway.

## Kitchen

A well-appointed modern kitchen fitted with a range of wall and base units and tiled flooring throughout. There is space for dining and a single panel radiator. A composite sink is set beneath a UPVC double glazed window overlooking the rear garden. The kitchen includes a "Lamona" electric four-ring hob with extractor fan above, integrated dishwasher, integrated fridge freezer, integrated microwave, integrated washing machine and integrated oven, complemented by spotlighting to the ceiling.

## Snug Room

A versatile snug area featuring tiled flooring and a composite door providing access to the rear garden, along with French doors also opening onto the garden. The room benefits from a ceiling light point, inbuilt storage bay, single panel radiator, television point, and a wooden door leading through to the kitchen.

## First Floor Accommodation

Carpeted flooring with access to loft space. Doors lead to the bedrooms, bathroom, and airing cupboard. The landing also benefits from a ceiling light point.

## Bedroom One

A spacious double bedroom featuring carpeted flooring, single panel radiator, and a UPVC double glazed window to the front elevation. The room also benefits from fitted sliding wardrobes and a ceiling light point.

## Bedroom Two

Featuring carpeted flooring, single panel radiator, and ceiling light point. There is a UPVC double glazed window to the front elevation, along with a built-in storage cupboard and fitted wardrobes with drawers.

## Bedroom Three

A well-proportioned bedroom with carpeted flooring, sliding mirrored wardrobes, overhead storage, single panel radiator, and a ceiling light point. A UPVC double glazed window enjoys views to the rear elevation.

## Bedroom Four

A further double bedroom with carpeted flooring, double panel radiator, ceiling light point, and sliding mirrored wardrobes. A UPVC double glazed window overlooks the rear elevation.

## Bathroom

The bathroom comprises vinyl flooring, low flush WC, wash hand basin with mixer tap, and a panelled bath with tiled surround and mixer tap over. There is a wall-mounted Triton shower, heated towel rail, and a frosted UPVC double glazed window to the rear elevation.

### To The Rear

A well-maintained and enclosed rear garden featuring a generous lawn area, mature planted borders and an attractive brick-paved patio that extends alongside the property, providing additional gardening space and seating areas. The garden enjoys a good degree of privacy and includes a charming summer house, decorative trellis planting and fenced boundaries, creating an ideal setting for outdoor dining, entertaining and family use.

### ADDITIONAL INFORMATION

Band E

Estimated cost

£2,680.20 per year

Local authority

Wrexham

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce

identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Services.

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

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Loans.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm

Saturday 9.15am - 4.00pm



## Road Map



## Hybrid Map



## Terrain Map



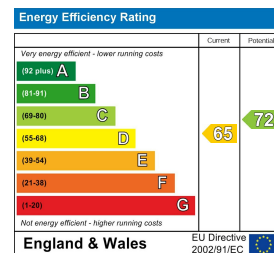
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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