



JONES PECKOVER

Property Professionals Since 1880

Chartered Surveyors • Auctioneers • Land & Estate Agents

61 Market Street, Abergele, Conwy, LL22 7AF

T: 01745 832240



16, Hollyfield, Gresford, Wrexham, LL12 8HD

- Four-Bedroom Accommodation
- Good Access to the A483
- Close to Public Transport Links
- Lawned Gardens to the Rear
- Semi-Detached Dormer Bungalow
- Garage & Off Road Parking
- Close to Town Amenities
- EPC - Awaiting

A four bedroom semi-detached dormer bungalow thought to have been constructed in the 1950's and having undergone a comprehensive scheme of conversion into the attic space to provide additional bedroom accommodation. The property will now be of interest to families, professionals or for retirement purposes offering flexibility of design yet remaining functionable with a variety of rooms to meet the requirements of potential purchasers. A garage and off-street parking area is provided to the front of the property and there are enclosed gardens to the rear contained within privacy fencing with the majority being laid to lawn with flower and shrub borders, together with timber decking to part.

DIRECTIONS

From Wrexham town centre proceed along Chester Street into Chester Road and continue for approximately 1.5 miles to the Gresford roundabout, take the exit signposted Gresford, proceed into the village of Gresford turning left into High Street at the traffic lights. Take the next right hand turning into Pant Lane and continue until seeing the right hand turning for Hollyfield where number 16 will be observed after the left hand bend on the right hand side.

LOCATION

The property occupies a pleasant position on Hollyfield, a much sought after residential location situated within the combined villages of Gresford and Marford. The property has excellent access onto the A483 Chester to Wrexham Road bringing the two urban areas within a convenient driving distance and also benefiting from regular public transport facilities. A range of schools and social amenities are also situated closeby and there is ease of access to a range of recreational parks, leisure and sports facilities. A superb residential location from which to live or commute.

ACCOMMODATION

GROUND FLOOR

Entrance hall with boiler cupboard and featuring an easy-tread staircase to the upper floors with floor-mounted night-lights.

SHOWER ROOM

6'11" x 5'10" (2.11 x 1.80)

Fitted with tiled walls and floors together with corner shower cubicle, low-level WC and pedestal wash hand basin.

KITCHEN

12'9" x 9'3" (3.89 x 2.84)

Fitted with a range of base storage cupboards with preparation surfaces above and set to part-tiled walls. A range of built-in appliances are provided to the kitchen, together with 1½-bowl stainless steel sink with mixer taps. A small breakfast bar is also provided, together with further wall storage units and a small built-in store cupboard with shelving. The rear door leads to an enclosed corridor with connections to the garage and play room with a separate entrance door onto the front drive.

LOUNGE

17'7" x 13'11" (5.38 x 4.25)

With large picture window over looking rear gardens and featuring a central fireplace with living-flame gas fire set to a stone surround and hearth and with matching wall-mirror above. Glazed doors leading to:

PLAY ROOM / SITTING ROOM

11'11" x 10'11" (3.64 x 3.35)

Full-height glazing to rear garden with twin French doors opening onto a timber decking area and gardens.

DINING ROOM

13'8" x 9'2" (4.18 x 2.80)

Good size dining room with French doors to rear garden.

BEDROOM ONE

13'8" x 11'6" (4.18 x 3.51)

Large double bedroom with rear views and built-in bedroom furniture comprising wardrobe with hanging rails and shelving, optional bedside cabinets and chest of drawers.



BEDROOM TWO

12'6" x 8'0" (3.83 x 2.46)

Large single bedroom with front view. Built-in wardrobe providing hanging space and shelving with sliding doors and mid-height mirrors.

FIRST FLOOR

Landing with velux windows and access to large storage cupboard extending to the front eaves.

BEDROOM THREE

13'10" x 13'6" (4.22 x 4.14)

Large double bedroom with velux skylight. Full-height storage cupboards with hanging rails to the eaves.

BEDROOM FOUR

13'8" x 13'6" (4.18 x 4.14)

Twin bedroom with skylights and velux blackout blinds attached. Eaves storage cupboards with hanging rails.

BATHROOM

8'5" x 6'7" (2.57 x 2.03)

Four-piece bathroom suite with tiled walls and floors and fitted with panelled bath with shower attachment. Further cubicle shower, WC and wash hand basin.

GARAGE & GARDEN

The property is accessed by means of a drive with off-street parking giving access to a single garage with up-and-over door. Lawned gardens are situated to the rear of the property with flower and shrub borders, together with part timber decking.

TENURE

Assumed Freehold - Confirmation should be sought from your Solicitors.

SERVICES

Mains electricity, gas, water and drainage services are connected to the property together with comprehensive gas fired central heating to radiators in all principle rooms. None of the services have been tested for capacity or correct functioning, potential purchasers should satisfy themselves entirely regarding these matters.

COUNCIL TAX BANDING

The property is situated in the County of Wrexham. Council Tax Band E (information obtained from the Valuation Office Website).

VIEWING

By arrangement with the Agents, Jones Peckover, 33 High Street, Wrexham, LL13 8LD - Telephone: 01978 364283

IMPORTANT NOTICE

None of the services, fittings or appliances (if any) heating installations, plumbing or electrical systems have been tested and no warranty is given as to their working ability. Interested parties should satisfy themselves as to the condition and adequacy of all such services and or installations prior to committing themselves to a purchase.

MONEY LAUNDERING

The successful purchaser will be required to produce adequate identification to prove their identity within the terms of the Money Laundering Regulations. Appropriate examples include: Passport, Photo Driving Licence and a recent Utility Bill.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	





Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

