



## Mold Road Estate, Gwersyllt LL11 4AA Offers In Excess Of £250,000

A brilliant opportunity to purchase a spacious three double bedroom detached bungalow situated in a popular and convenient location. The internal accommodation would benefit from a scheme of modernisation but offers great potential, comprising an entrance hall, two reception rooms, kitchen, utility, w.c, three double bedrooms and a bathroom. Externally there is a lawned front garden, patio area to side and brick laid drive to the rear leading to a single garage. The village of Gwersyllt has an array of local amenities including shops, primary and secondary schools including the well sought after Welsh school Ysgol Bro Alun, Access to a small retail development nearby, supermarket and has excellent access to Mold, Wrexham and the A483 for commuting. "VIEWING HIGHLY RECOMMENDED!"

- A SPACIOUS DETACHED BUNGALOW
- TWO RECEPTION ROOMS
- FAMILY BATHROOM
- AMPLE OFF ROAD PARKING GARAGE
- GAS CENTRAL HEATING
- THREE DOUBLE BEDROOMS
- KITCHEN, UTILITY, W.C
- POTENTIAL FOR IMPROVEMENT
- GENEROUS FRNT GARDEN
- POPULAR & CONVENIENT LOCATION



## Entrance Hall

Composite front door, carpet, storage cupboard, doors to three bedrooms, bathroom and a reception room.

## Reception Room One

4.83 x 2.91 (15'10" x 9'6")

Window to front, carpet, door to second reception room, gas fire.

## Reception Room Two

4.09 x 3.69 (13'5" x 12'1")

Gas fire, carpet, windows to front, door to hall. Opening to kitchen.

## Kitchen/Breakfast Room

4.21 x 2.99 (13'9" x 9'9")

Fitted range of wall and base units, complementary worktops, stainless sink/drainers, mixer tap, space for cooker, external door to side, tiled floor, open plan into one of the reception rooms.

## Utility

3.37 x 1.70 (11'0" x 5'6")

Tiled floor, two windows to side, plumbing for washing machine with work top over.

## Downstairs WC

1.92 x 0.72 (6'3" x 2'4")

W.C., hand wash basin, window to side, tiled floor.

## Bedroom One

3.7 x 3.16 (12'1" x 10'4")

Carpet, window to front, built in cupboard.

## Bedroom Two

3.78 x 3.02 (12'4" x 9'10")

Carpet, window to side.

## Bedroom Three

3.63 x 3.05 (11'10" x 10'0")

Carpet, window to rear, two built in cupboards one of which houses the water tank.

## Bathroom

1.93 x 1.65 (6'3" x 5'4")

Panel bath, w.c, hand wash basin, tiled walls and flooring, window to rear.

## Garage

Electric up and over door, power, lighting, wall mounted gas boiler.

## Outside

Front garden with path to front door, lawn to both sides, mature planting, hedge to front boundary.

Patio area to side with gate to rear drive.

Rear brick laid drive leading to the garage, timber garden store.

## Important Information

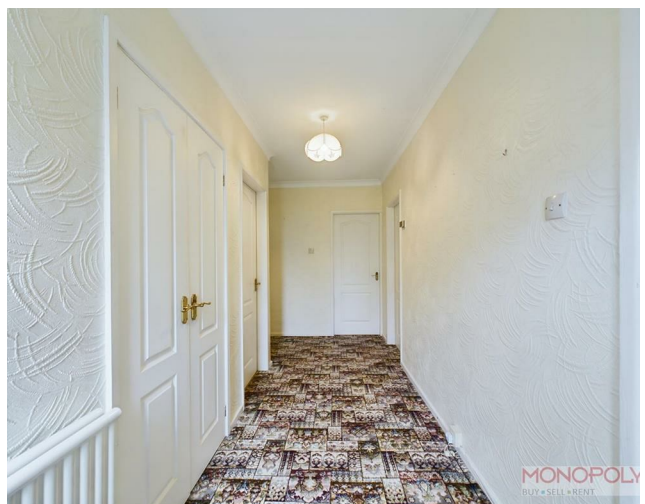
**MONEY LAUNDERING REGULATIONS 2003**  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**THE PROPERTY MISDESCRIPTIONS ACT 1991**  
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend



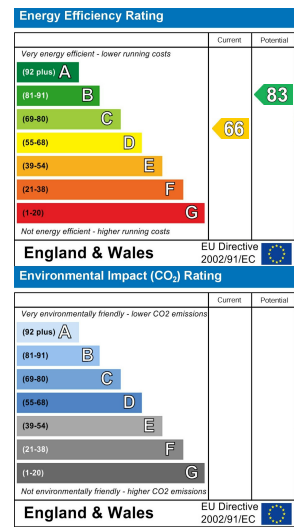
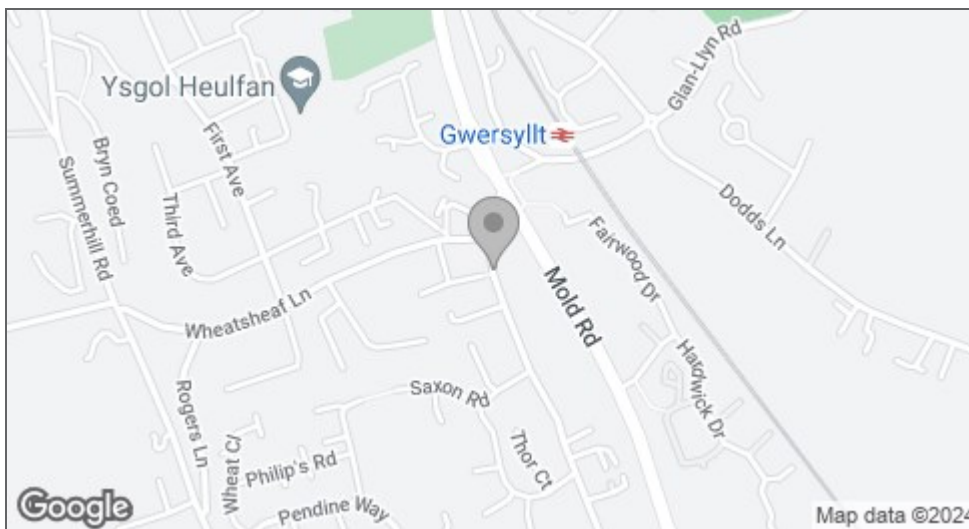
to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











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