



78

Wrexham | | LL11 4FD

£230,000

MONOPOLY[®]

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Wrexham | | LLI | 4FD

A superb 3 bedroom detached property situated within a popular residential development in the village of Gwersyllt. This excellent property offers well a well appointed kitchen, en-suite, enclosed rear garden and a single garage, all of which can only be appreciated on internal inspection. The property is located in a quaint location within the estate with a pathway flagged by trees leading to the property with vehicular access and parking to the rear. The village of Gwersyllt offers a wealth of local amenities including a supermarket, small retails development, Popular Welsh primary school as well as a high school and has excellent road links to the A483 for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge and kitchen/dining room to the ground floor and 3 bedrooms, en-suite and bathroom to the first floor.

- A superb 3 bedroom, 2 bathroom detached property.
- Well appointed modern kitchen
- Well presented
- En-suite
- Enclosed rear garden
- Single garage
- Popular residential development
- MUST BE VIEWED TO BE APPRECIATED



Hallway

With carpeted flooring, stairs off to the first floor, under stairs storage cupboard, door to cupboard with plumbing for the washing machine.

Downstairs W.C

Fitted with a low level w.c, wash hand basin, tiled flooring, double glazed window.

Lounge

15'2" x 10'1" (4.63m x 3.09m)

Well presented with double glazed sliding doors off to the rear garden, carpeted flooring.

Kitchen/Dining Room

13'4" x 8'1" (4.07m x 2.47m)

Well appointed with a modern range of two tone wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven, built in microwave, integrated fridge/freezer and dishwasher, 4 ring gas hob with glass splash back and extractor fan over, space for a dining table, double glazed window to the front, tiled flooring.

First Floor Landing

With a double glazed window to the side, access to the loft space, cupboard housing the hot water tank.

Bedroom 1

8'5" x 10'5" (2.57m x 3.20m)

Superbly presented with a double glazed window to the rear, carpeted flooring, modern fitted wardrobes with sliding doors.

En-Suite

8'4" x 5'5" max (2.56m x 1.67m max)

Fitted with a low level w.c, wash hand basin, fully tiled shower cubicle, tiled flooring.

Bedroom 2

9'6" x 8'1" (2.90m x 2.47m)

Again well presented with a double glazed window to the front, carpeted flooring.

Bedroom 3

6'5" x 7'10" (1.97m x 2.41m)

With a double glazed window to the rear, carpeted flooring.

Bathroom

5'8" x 6'8" (1.75m x 2.05m)

Fitted with a low level w.c, wash hand basin, bath with thermostatic shower over, part tiled walls, tiled flooring, double glazed window.

Outside

To the rear is an enclosed walled garden with a stone paved patio and raised decked seating area. There is gated access to the side path and also to the parking and single garage. To the front is a lawned garden with central pathway.

Parking

There is a single garage with up and over door with a parking space in front.

Important Information

*Key facts interactive report link available in video tour and brochure sections. *

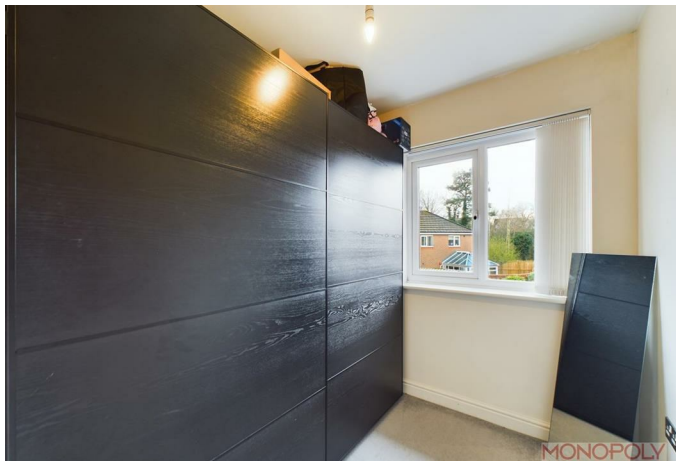
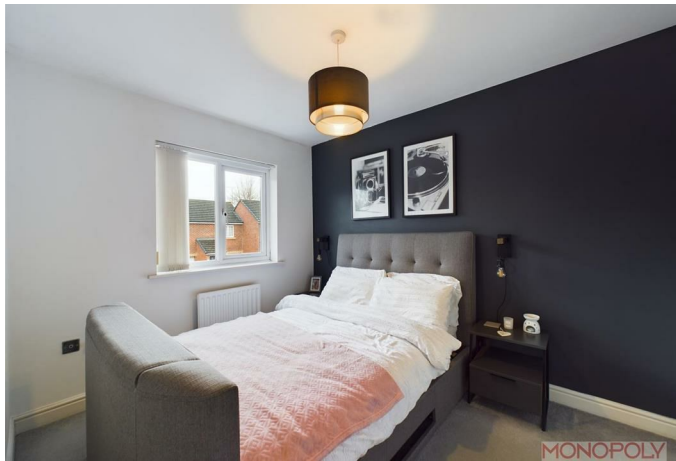
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Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

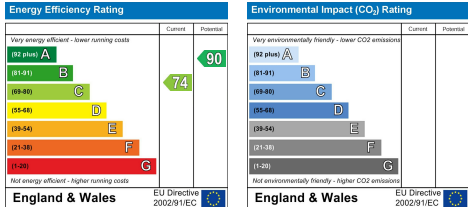




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