



## High Street, Wrexham LL11 4LS Offers In Excess Of £200,000

A fantastic 3 bedroom semi-detached property located in the popular village of Gwersyllt. This excellent property offers an open plan kitchen/dining room which then opens into the lounge area, conservatory, good size rear garden and ample parking and garage to the front, all of which can only be fully appreciated on internal inspection. Located in the village of Gwersyllt which benefits from a wealth of local amenities including a small retail development, supermarket, Popular Welsh primary school, High school and excellent access to major road links for commuting. In brief the property comprises of; hallway, kitchen/dining room, lounge and conservatory to the ground floor and 3 bedrooms and bathroom to the first floor.

- A fantastic 3 bedroom semi-detached property
- Conservatory
- Off road parking and single garage
- Open plan kitchen/dining room
- Good size rear garden
- VIEWING HIGHLY RECOMMENDED



## Hallway

With wood effect flooring, stairs off to the first floor, under stairs storage cupboard.

## Kitchen/Dining Room

5.37m x 3.60m (17'7" x 11'9")

A superb open plan kitchen/dining room with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven and grill, integrated washing machine, 4 ring gas hob, part tiled walls, wood effect flooring, space for a fridge/freezer, double glazed window, french doors into the conservatory, fire recess.

## Lounge

4.01m x 3.33m (13'1" x 10'11")

Well presented with a double glazed bay window to the front, carpeted flooring.

## Conservatory

2.93m x 2.74m (9'7" x 8'11")

A superb extra living space, fully uPVC double glazed with french doors off to the rear garden, carpeted flooring.

## Bedroom 1

3.39m x 4.03m (11'1" x 13'2")

Well presented with a double glazed bay window to the front, carpeted flooring.

## Bedroom 2

3.62m x 3.41m (11'10" x 11'2")

With a double glazed window to the rear, carpeted flooring, cupboard housing the gas combination boiler.

## Bedroom 3

2.39m x 1.90m (7'10" x 6'2")

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

## Bathroom

2.64m x 1.90m (8'7" x 6'2")

Fitted with a low level w.c, wash hand basin with vanity unit under, bath with dual shower heads over, fully tiled walls, double glazed window, tiled flooring, 2 double glazed windows.

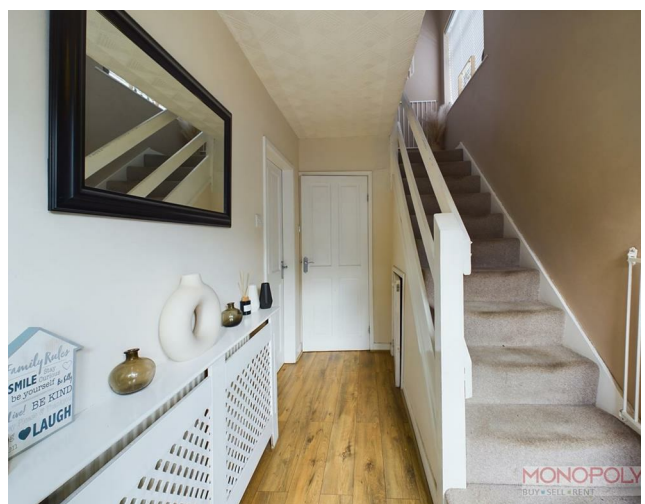
## Rear Garden

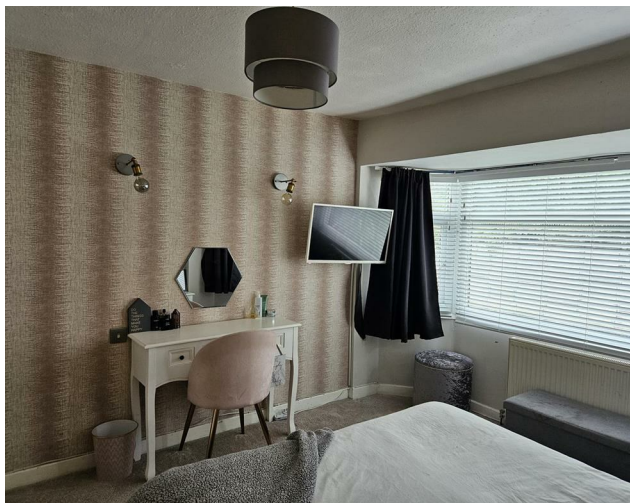
To the rear is a good size garden with a part paved, part decked area leading on to a lawned garden with a further extensive decked seating area to the side. There is also a concrete slab cut into the decking to incorporate a hot tub. There is gated access to the side of the house and 2 garden sheds.

## Front

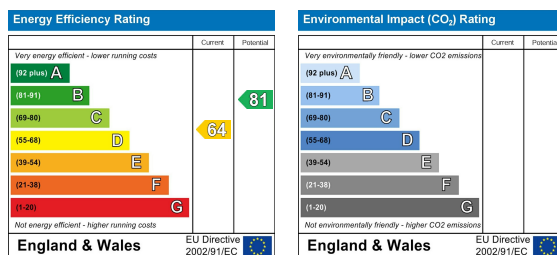
To the front is a gravelled driveway providing off road parking and leading to a single garage with up and over door.











**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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

