



Gerald Street, Wrexham LL11 1EL

£230,000

An impressively spacious 4 bedroom, 2 bathroom period property located in Wrexham city centre. This spacious and versatile family home offers 3 reception rooms, 3 double bedrooms and a nursery/study, 2 bathrooms to include an en-suite shower room as well as some lovely original features with high ceilings, cornicing and ceiling roses and fireplaces and really must be viewed to be fully appreciated. Located in the heart of Wrexham city centre there are a wealth of local amenities within walking distance as well as having good road links out of the city for commuting. In brief the property comprises of; hallway, lounge, sitting room, dining room and kitchen to the ground floor and 3 double bedrooms, nursery/study, en-suite and bathroom to the first floor.

- An impressively spacious 4 bedroom, 2 bathroom period property
- 3 Reception rooms and 2 bathroom
- City centre location
- A spacious and versatile family home
- Lovely original features
- MUST BE VIEWED TO BE APPRECIATED



Hallway

With attractive Minton tiled flooring, stairs off to the first floor, door to an under stairs storage cupboard, door off to the rear garden.

Lounge

5.38m x 3.44m (17'7" x 11'3")

A spacious lounge with a large double glazed bay window to the front, attractive parquet flooring, central fireplace with slate tiled hearth, ornate marble surround and mantel.

Sitting Room

5.56m x 4.74m max (18'2" x 15'6" max)

Again an impressively spacious reception room with a double glazed bay window and smaller window to the front, central fireplace with timber surround and mantel, slate tiled hearth, attractive parquet flooring.

Dining Room

2.99m x 2.52m (9'9" x 8'3")

With a double glazed window to the rear, built in units, log burner (currently un-serviceable), tiled hearth, wood effect flooring.

Kitchen

3.89m x 2.46m (12'9" x 8'0")

Fitted with matching wall, drawer and base units, working surface inset stainless steel circular sink and drainer, space for a range cooker, stainless steel splashback and extractor fan, part tiled walls, wood effect flooring, 2 double glazed windows, plumbing for a washing machine, space for a fridge/freezer.

First Floor Landing

A spacious landing, part galleried with carpeted flooring, door to a useful storage cupboard, double glazed window to the rear.

Bedroom 1

4.70m x 3.94m + bay (15'5" x 12'11" + bay)

Again wonderfully spacious with a double glazed

bay window to the front, separate double glazed window, carpeted flooring.

En-Suite Shower room

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle.

Bedroom 2

3.46m x 3.96m +bay (11'4" x 12'11" +bay)

Spacious with a double glazed window bay window to the front, carpeted flooring, art deco fireplace.

Bedroom 3

3.47m x 3.95m (11'4" x 12'11")

A good size double bedroom with a double glazed window to the rear, built in wardrobe, cast iron fireplace, carpeted flooring.

Bedroom 4

2.73m x 1.70m (8'11" x 5'6")

Ideal for use as a nursery or study with a double glazed window to the front, carpeted flooring.

Bathroom

2.40m x 2.48m (7'10" x 8'1")

Fitted with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, corner bath with separate shower cubicle, double glazed window, wood effect flooring.

Outside

To the rear is an enclosed courtyard with access to an outside store.

Important Information

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

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.

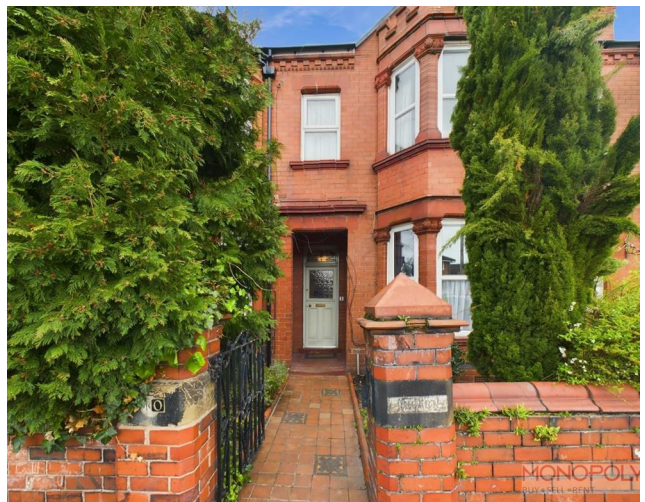


THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(35-54) E	
(21-34) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(35-54) E	
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