



## 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. \*

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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.

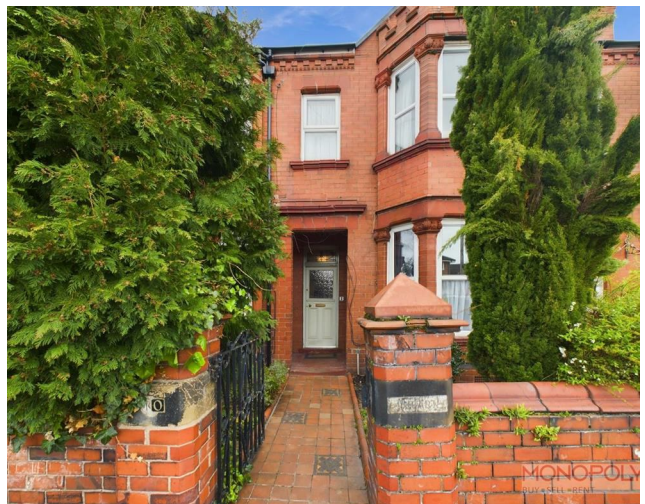


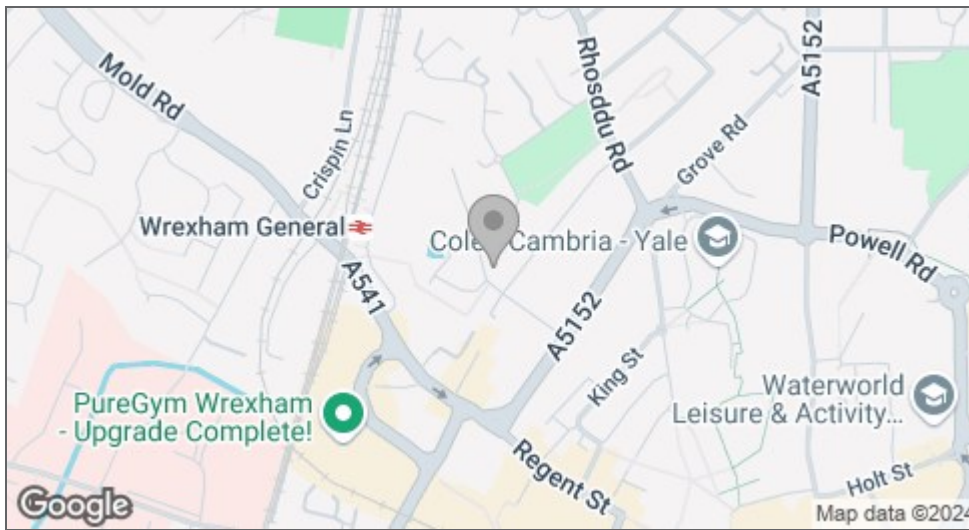
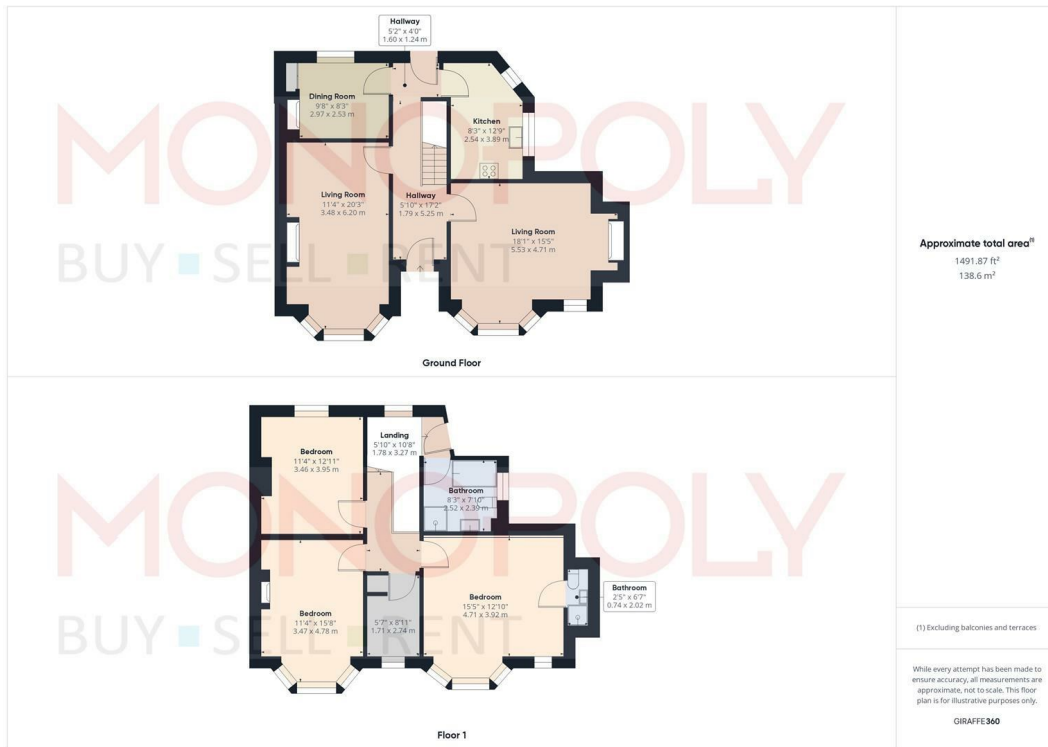
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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	51
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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