



Penrhyn Drive, Wrexham LL11 4NA Offers In Excess Of £170,000

A fantastic opportunity to purchase a 3 bedroom semi-detached property located in the village of Gwersyllt. The property does require internal modernisation but has wonderful potential to be a superb family home offering a lounge/dining room, conservatory, a good size rear garden and ample of road parking and single garage. The village of Gwersyllt has a wealth of local amenities close to hand including a small retail development, supermarket, popular Welsh primary school, a secondary school and has excellent access to major road routes for commuting. In brief the property comprises of; front porch, hallway, lounge/dining room, conservatory and kitchen to the ground floor and 3 bedrooms and bathroom to the first floor.

- A 3 bedroom semi-detached house
- Fantastic potential
- Parking and single garage
- NO CHAIN
- Requires modernisation
- Good size rear garden
- Gas central heating



Front Porch

With tiled flooring, double glazed windows, door into the hallway.

Hallway

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

Lounge

3.64m x 3.30m (11'11" x 10'9")

With a double glazed window to the front, inset living flame gas fire (not tested), carpeted flooring, opening into the dining area.

Dining Area

2.56m x 2.93m (8'4" x 9'7")

With carpeted flooring, serving hatch, sliding doors into the conservatory.

Conservatory

2.87m x 2.45m (9'4" x 8'0")

With tiled flooring, double glazed windows, door off to the rear garden.

Kitchen

2.54m x 2.16m (8'3" x 7'1")

Fitted with matching wall, drawer and base units, working surface with inset 1 1/4 sink and drainer, plumbing for a washing machine, space for a cooker, part tiled walls, tiled flooring, double glazed window.

First Floor Landing

With a double glazed window to the side, carpeted flooring, access to the loft space.

Bedroom 1

3.35m x 2.97m (10'11" x 9'8")

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

Bedroom 2

2.89m x 2.97m (9'5" x 9'8")

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

Bedroom 3

2.20m x 1.96m (7'2" x 6'5")

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

Bathroom

2.15m x 1.66m (7'0" x 5'5")

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, fully tiled walls, door to a cupboard housing the gas combination boiler, double glazed window.

Rear Garden

To the rear is a paved patio leading on to a good size, predominantly lawned garden with mature, well established planted borders. There is also access to an outside store and gated access to the side.

Front

To the front is a gravelled garden with central paved circle and a brick paved driveway providing ample off road parking and leading to a garage with up and over door.

Additional information

Please note that the property is next door to a sub station.

Key property facts available via the web links on line

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 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











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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