



St. Giles Park, Gwersyllt LL11 4AX Offers In Excess Of £350,000

Welcome to this stunning, extended, detached house located in St. Giles Park, Gwersyllt, Wrexham. This property boasts a perfect blend of comfort and style, ideal for those looking for a new place to call home. As you step inside, you are greeted by a spacious reception room which leads to an open plan high specification kitchen/dining/family room with a definite wow factor and perfect for entertaining guests or simply relaxing with your family. With four bedrooms, there is ample space for everyone to have their own sanctuary within the house. The two bathrooms ensure that there will be no more morning rush-hour queues. One of the standout features of this property is the parking space available for up to two vehicles on front drive plus a single garage. Say goodbye to the hassle of searching for parking after a long day at work - your designated spots are right at your doorstep. Whether you are looking to host a summer barbecue in the garden or enjoy a peaceful evening under the stars, this house offers the perfect setting for creating lasting memories with your loved ones. Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and take the first step towards living in your dream property in St. Giles Park.

- A STUNNING FOUR BEDROOM DETACHED HOUSE
- ATTRACTIVE REAR GARDEN
- MODERN FAMILY BATHROOM
- OFF ROAD PARKING
- WOW FACTOR EXTENSION TO THE REAR
- MAIN BEDROOM WITH EN SUITE
- INTEGRAL SINGLE GARAGE
- POPULAR & CONVENIENT LOCATION



Entrance Hall

Composite front door, stairs to first floor, door to lounge, tiled floor, alarm point, room thermostat.

Lounge

Tiled floor, bay, window to front with wooden shutters, room thermostat for underfloor heating, doors to understairs cupboard and to kitchen/dining space.

Kitchen/Dining/Family Room

Wow factor, high specification, fitted contemporary kitchen with range of wall and base units, central island, complementary worktops, composite sink drainer, mixer tap, induction hob, pull out extractor, electric oven, warming drawer, microwave combination oven, dishwasher, wine chiller, integral fridge with freezer compartment, integral waste unit, under counter lighting, TV point, remote control skylight window with rain sensor, bifolding doors to rear garden, window to rear, sliding door to utility, tiled flooring, heat detector, room thermostat for underfloor heating.

Utility

With fitted storage units, space for washing machine, power points for appliance charging., external door to side, door to wc, room thermostat for underfloor heating, alarm point.

WC

Toilet and hand wash basin, window to side.

First floor landing

Carpet, doors to four bedrooms and bathroom. Loft hatch with pull down ladder.

Bedroom One

Carpet, built in wardrobe, door to en suite, feature window to front with shutter, tv point.

En Suite

WC, hand wash basin, storage unit, mirrored cupboards, gravity fed shower.

Bedroom Two

Carpet, window to front, fitted wardrobe, built in storage cupboard, tv point.

Bedroom Three

Carpet, window to rear, fitted wardrobe, tv point.

Bedroom Four

Carpet, window to rear, fitted wardrobe.

Garage

Single garage with up and over vehicle door, gas combi boiler, underfloor heating manifold, carbon monoxide detector, power and lighting.

Bathroom

Panel bath with electric shower over, wc, hand wash basin, illuminating mirror with shaver unit, window to rear, tiled walls and floor.

Outside

Front drive with space for two vehicles, lawn to side, outdoor power sockets, bin store.

Rear garden with patio, lawn, mature planted borders, timber deck to rear, pergola, timber garden store with power and lighting and potting shed, lighting to garden, access to front, outdoor power, outdoor tap.

Additional Information

Underfloor heating to ground floor, three smoke detectors, burglar alarm fitted, gas combi boiler is approx 5 years old...The current owner has purchased the Freehold so the property is being sold as Freehold...

IMPORTANT INFORMATION

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

MONEY LAUNDERING REGULATIONS 2 0 0 3
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.

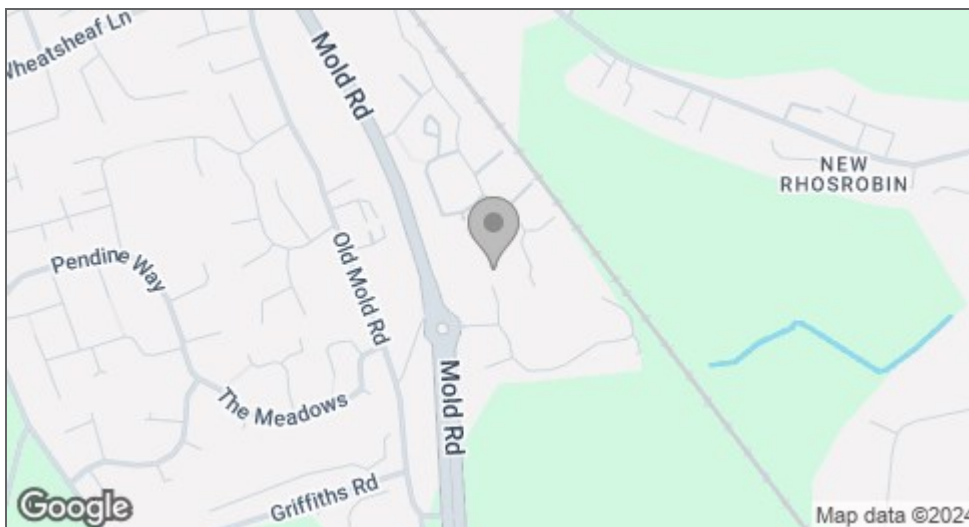
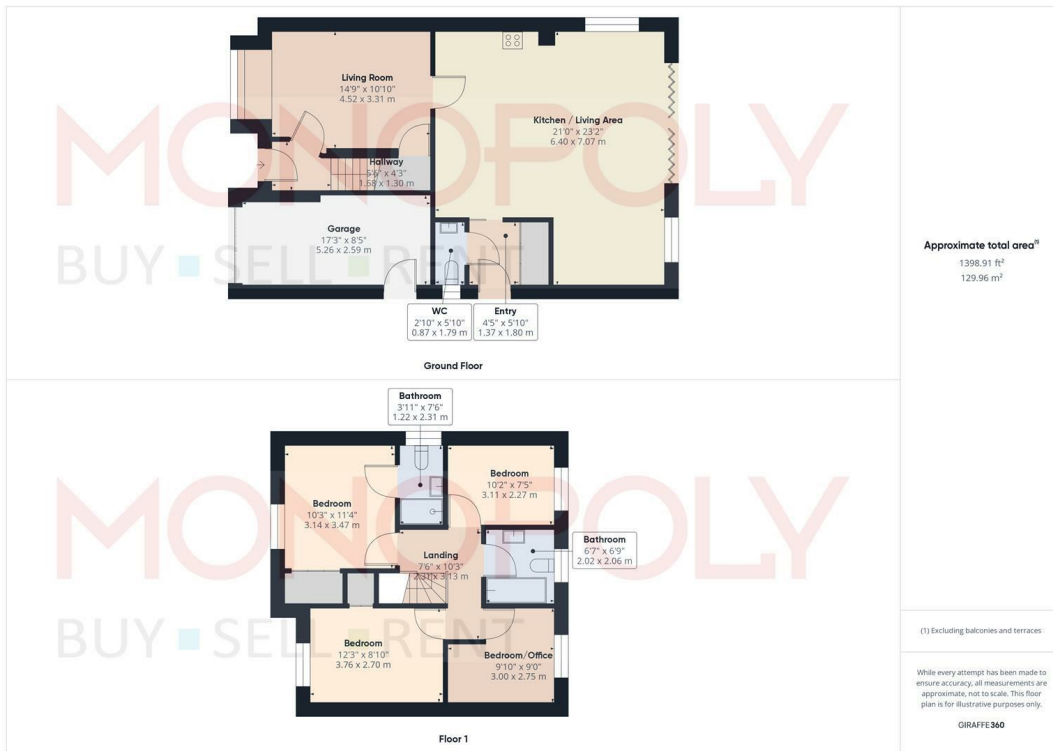












Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		78	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO 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	

MONEY LAUNDERING REGULATIONS 2003

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