



Malham Court, Gwersyllt LL11 4FG

£245,000

Welcome to Malham Court, a contemporary four bedroom semi-detached house located in the popular area of Gwersyllt, Wrexham. This delightful property boasts a spacious 1,097 sq ft of living space, perfect for a growing family. Upon entering, you are greeted by a welcoming entrance hall with access to a kitchen/diner, living room and downstairs wc, ideal for relaxing with family or entertaining guests. With four inviting bedrooms, there is ample space for everyone to enjoy their own private sanctuary. The two well-appointed bathrooms ensure convenience and comfort for all residents. This modern property offers the perfect blend of contemporary design and functionality. The large windows allow natural light to flood the rooms, creating a bright and airy atmosphere throughout. One of the standout features of this property is the parking provision for up to four vehicles on a tarmac drive and a single garage, a rare find in many homes. Say goodbye to the hassle of searching for parking spaces - there is plenty of room for all your vehicles right at your doorstep. The village of Gwersyllt offers an array of local amenities with a number of shops near by within a small retail park, Lidl supermarket, High school and the very popular Bro Alun Welsh primary school. The property is also situated well for commuting being close to the A483 and really must be viewed to be appreciated. Don't miss the opportunity to make this lovely house your own and experience the comfort and convenience it has to offer.

- A THREE STOREY SEMI DETACHED HOUSE
- MODERN KITCHEN/DINER
- MAIN BEDROOM WITH EN SUITE
- AMPLE OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- FOUR BEDROOMS
- LOUNGE WITH FRENCH DOORS OPENING TO GARDEN
- DOWNSTAIRS WC
- GARAGE
- POPULAR & CONVENIENT LOCATION



Entrance Hall

Composite front door, stairs to first floor, door to kitchen, lounge, wc and laundry cupboard.

WC

Wc, hand wash basin, window to front.

Lounge

Sliding patio doors opening to the garden, carpeted flooring.

Kitchen/Diner

With a range of modern wall and base units complementary work tops, one-and-a-half-bowl stainless steel sink with mixer tap, integrated dishwasher. inset gas hob with a stainless steel backing and chimney-style extractor hood above. The end wall is fitted with an eye-level "AEG" electric single oven with a combination oven above and an adjoining tall unit with an integrated fridge and separate freezer with two tall storage cabinets. Space for dining table, window to front.

First floor landing

Doors to three bedrooms and bathroom. Stairs to second floor. Cupboard housing hot water cylinder.

Bedroom Two

Carpet, window to front, built in wardrobes.

Bedroom Three

Carpet, window to rear, built in wardrobe.

Bedroom Four/Study

Carpet, window to front.

Bathroom

Fitted three piece white suite comprising a panelled bath with a shower screen and mains thermostatic shower above, close coupled dual flush w.c. and wall mounted wash hand basin. Tall chrome ladder radiator. Inset ceiling lighting. Extractor fan. Part tiled walls.

Second floor landing

With door to principal bedroom suite.

Bedroom One

Dormer window to the front and a Velux sealed unit double glazed window to the rear. Carpet, built in wardrobe, door to en suite.

En Suite

Fitted three piece white suite comprising a shower tray with folding screen door and mains thermostatic shower fitting, wall mounted wash hand basin with monobloc mixer tap and close coupled dual flush w.c. Chrome ladder radiator. Boiler cupboard accommodating the wall mounted "Ideal Logic Max" gas fired central heating boiler. Part ceramic tiled walls. Velux sealed unit double glazed roof-light.

Outside

Open plan lawned front garden with a tarmac side drive for 4 cars leads to a detached brick built and tiled GARAGE 17' x 9'3" (5.18m x 2.81m) fitted with a metal up and over door, electric light and power points, side personal door and useful loft storage area. A gate from the drive leads to the safely enclosed rear where there are two flagged patio area with a central lawn. Outside light and tap.

Additional Information

Monthly estate management fee of £24.78...Freehold...Gas central heating...

IMPORTANT INFORMATION

*Material Information interactive report link below and available in video tour and brochure sections. * https://sprift.com/dashboard/property-report/?access_report_id=3632890

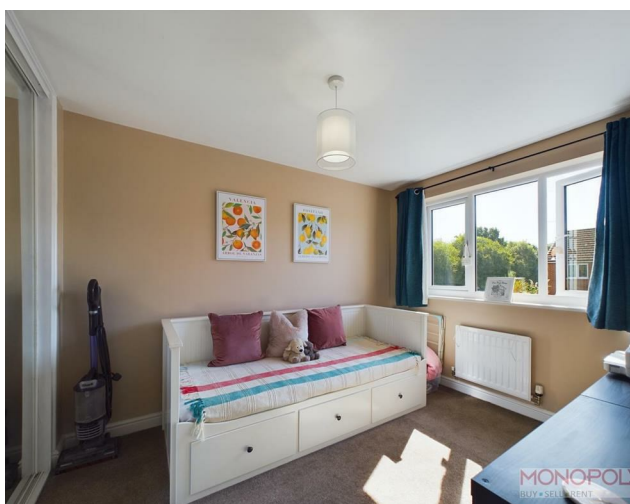
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your

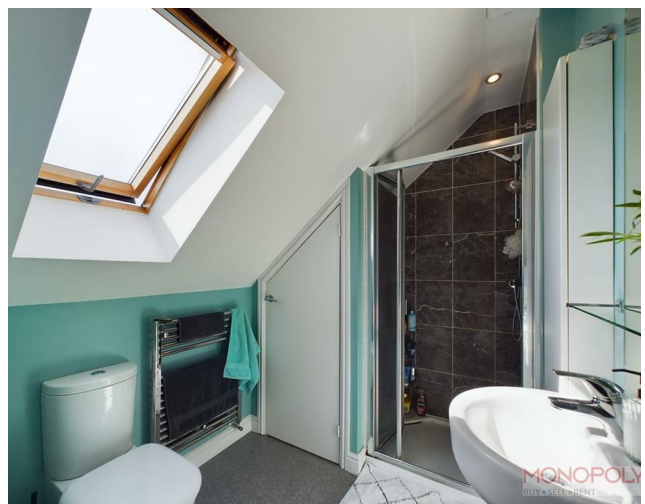
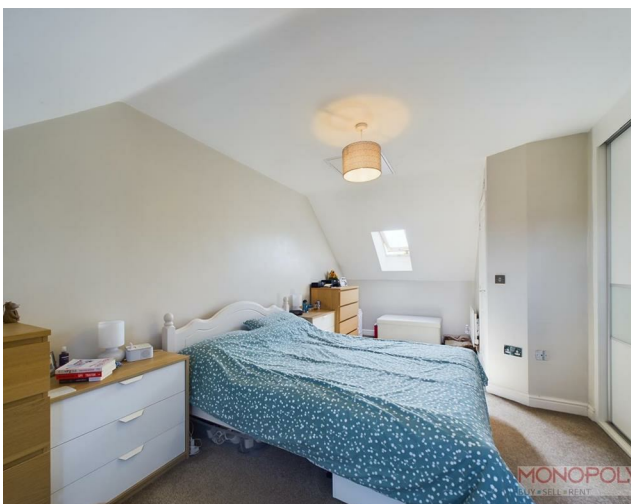


co-operation in order that there will be no delay in agreeing the sale.

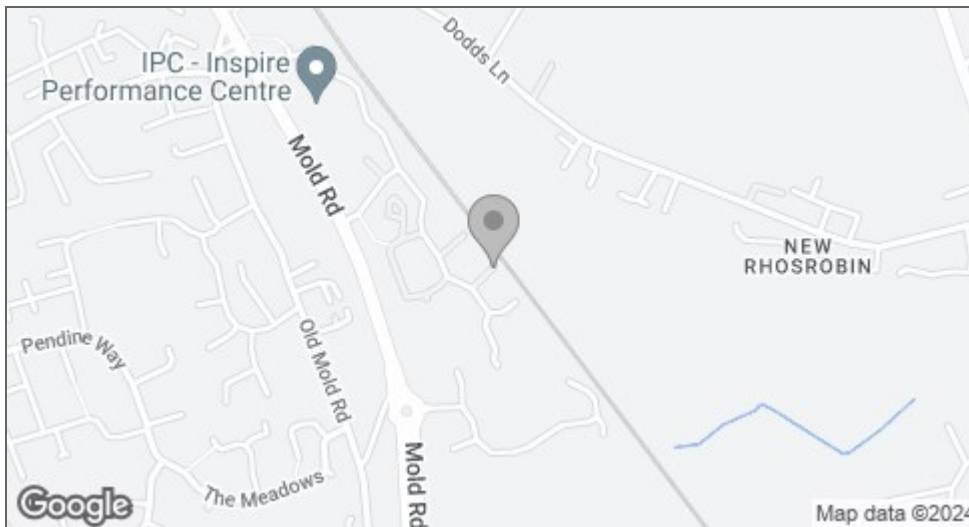
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B		77	
(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			
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