



## Plas Gwyn, Wrexham LL12 7DW Offers In Excess Of £210,000

A superb 3 bedroom property situated on a corner plot located close to Wrexham city centre. The property benefits from gardens to the front, side and rear as well as a large conservatory, 2 reception rooms, downstairs w.c and 3 bedrooms. Located close to the city centre there are a wealth of local amenities close to hand as well as excellent road links out of Wrexham for commuting. In brief the property comprises of; entrance hall, sitting room, downstairs w.c, lounge, kitchen and large conservatory to the ground floor and 3 bedrooms and shower room to the first floor.

- A fantastic opportunity to purchase a 3 bedroom property
- Situated on a corner plot
- Downstairs W.C
- VIEWING HIGHLY RECOMMENDED
- Large conservatory
- 2 Reception rooms
- Close to Wrexham city centre



## Hallway

With stairs off to the first floor, door to the sitting room and lounge.

## Sitting Room

3.46m max x 3.03m max (11'4" max x 9'11" max)

With a double glazed bay window to the front, lino flooring, door to the downstairs w.c.

## Downstairs W.C

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

## Lounge

4.73m x 3.31m (15'6" x 10'10")

With an attractive central fireplace with living flame gas fire, stone surround and hearth and decorative mantel, carpeted flooring, double glazed window to the front, door to the rear porch and door to the conservatory.

## Conservatory

5.81m max x 6.43m max (19'0" max x 21'1" max)

An impressively spacious L-shaped conservatory with uPVC double glazed windows, french doors off to the rear garden, wood effect cushioned flooring.

## Rear Porch

With tiled flooring, door to the rear garden, door to a pantry, opening to the kitchen.

## Kitchen

2.45m x 3.03m (8'0" x 9'11")

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

## First Floor Landing

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

## Bedroom 1

3.02m x 3.63m (9'10" x 11'10")

A spacious bedroom with a double glazed window to the front, built in wardrobe, carpeted flooring, door to a storage cupboard.

## Bedroom 2

3.36m x 2.25m (11'0" x 7'4")

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

## Bedroom 3

2.40m x 2.40m (7'10" x 7'10")

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

## Shower Room

2.07m x 1.86m (6'9" x 6'1")

A wet room with non slip flooring, large walk in shower, pedestal wash hand basin, low level w.c, double glazed window, fully tiled walls.

## Outside

The property sits on a corner plot with good size well maintained gardens to the front, side and rear. To the front is a good size lawned garden to one side and a gravelled area to the other side. There are a range of mature well established plants and a gate opening to the side garden. To the side is a lawned and gravelled area with well established plants. To the rear is a concrete pathway and small lawned areas.

## 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



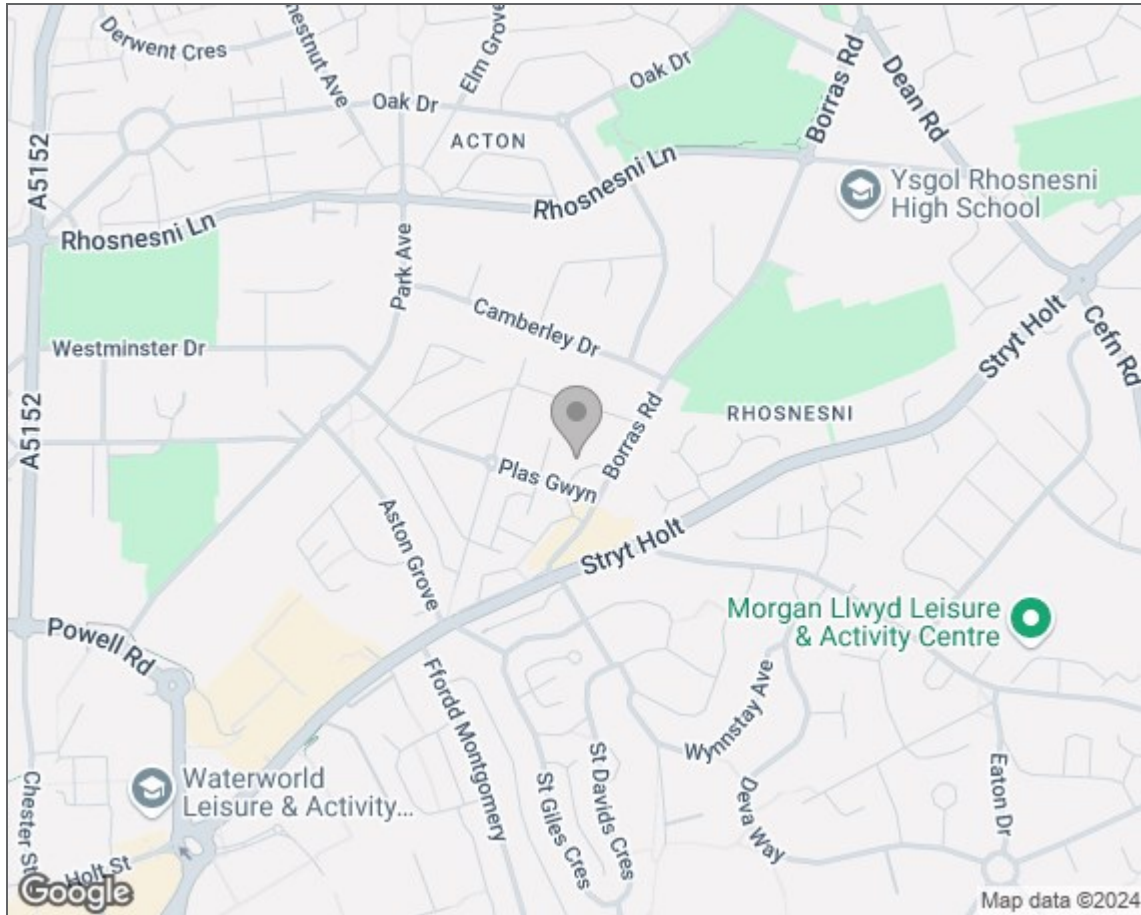
Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied 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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
	<b>84</b>
	<b>71</b>
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
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