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Gwersyllt | Wrexham | LL11 4QZ

Offers In Excess Of £180,000

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With NO CHAIN

Located in Gwersyllt, Wrexham, this delightful semi-detached house on Jutland Avenue offers a perfect blend of comfort and convenience. Spanning an inviting 671 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat. Upon entering, you are welcomed into a well appointed reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. Beyond is a well equipped, modern kitchen/diner. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively. The property boasts a modern bathroom, catering to all your daily needs with ease. One of the standout features of this home is the parking provision for two vehicles, a valuable asset in today's busy world. This convenience allows for easy access and peace of mind, especially in a residential area. The surrounding neighbourhood is known for its friendly community and accessibility to local amenities, making it a popular location. In summary, this semi-detached house on Jutland Avenue presents an excellent opportunity for anyone seeking a comfortable and practical living space in Gwersyllt. With its appealing features and convenient location, it is certainly worth considering for your next home.

- A TWO BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED INTERNAL ACCOMODATION
- SPACIOUS LIVING ROOM
- MODERN KITCHEN/DINER
- STYLISH BATHROOM
- LOW MAINTENANCE ENCLOSED REAR GARDEN WITH GARDEN STORE
- OFF ROAD PARKING
- POPULAR & CONVENINET LOCATION
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING



Entrance Porch

Laminate flooring, window to front, upvc front door.

Lounge

Laminate flooring, window to front, stairs to first floor, door to kitchen, understairs cupboard.

Kitchen/Diner

Modern range of wall and base units, complementary worktops, stainless sink drainer, single oven, ceramic hob, extractor over, tiled splash back, space for fridge freezer, wood effect flooring, upvc door to rear.

First Floor Landing

Doors to bedrooms and bathroom.

Bedroom One

Double bedroom, carpet, window to front.

Bedroom Two

Carpet, window to rear, storage cupboard housing Worcester gas combi boiler,

Bathroom

Modern suite comprising a panel bath with shower over, wc, hand wash basin, 2 walls fully tiled, wood effect flooring, window to side.

Outside

Front drive way with space for 2 or 3 cars, front lawn.

Low maintenance rear garden with patio adjacent house, steps down to gravel area, fencing to boundaries, gate to front, outdoor tap, garden store.

Additional Information

Upvc double glazing... gas combi boiler

IMPORTANT INFORMATION

*Material Information interactive report 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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

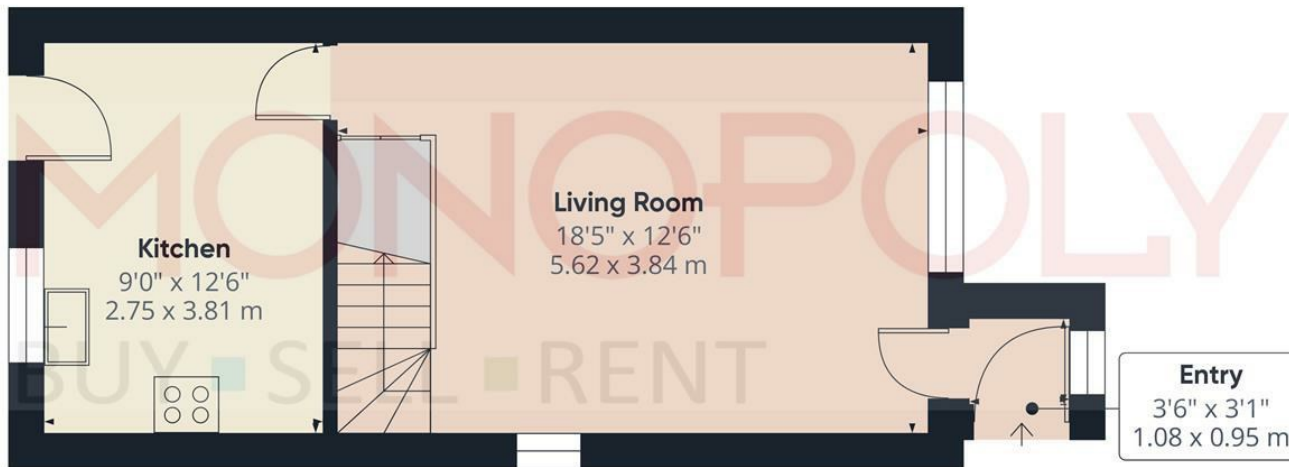
Please remember that you should not borrow more



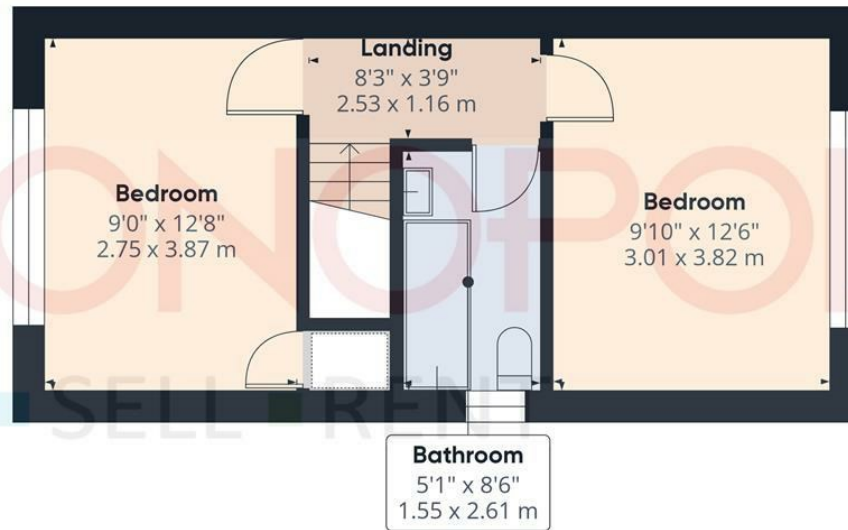


than you can safely afford.
Your home maybe repossessed if you do not keep up repayments on your mortgage





Ground Floor



Floor 1

Approximate total area⁽¹⁾
671.44 ft²
62.38 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

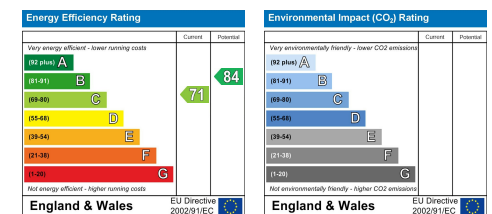
Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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