



## Dodds Lane, Wrexham LL11 4NP

### £150,000

An excellent 2 bedroom terraced property located in the village of Gwersyllt. This superb property would make an ideal first time purchase offering deceptively spacious and well presented accommodation throughout. Located in the village of Gwersyllt which has a wealth of local amenities close to hand including a small retail development over the road with various shops, schools and with excellent access to Wrexham town centre and major road networks beyond. In brief the property comprises of; lounge/dining room and kitchen to the ground floor and 2 bedrooms and a bathroom to the first floor.

- An excellent 2 bedroom terraced property
- Spacious bathroom
- Popular village location
- 2 Double bedrooms
- Off road parking for 1 car
- MUST BE VIEWED TO BE APPRECIATED



## Hallway

With wood effect flooring, stairs off to the first floor.

## Dining Room

3.18m x 3.16m (10'5" x 10'4")

A door off the hallway opens into the dining area with a double glazed window to the front, carpeted flooring, opening into the lounge.

## Lounge

4.10m x 3.27m (13'5" x 10'8")

A well presented room with a double glazed window to the rear, central fire recess, carpeted flooring, door into the kitchen.

## Kitchen

2.84m x 2.37m (9'3" x 7'9")

Fitted with a matching range of wall, drawer and base units, wood effect work surfaces with inset stainless steel sink and drainer, built in electric oven and grill, 4 ring electric hob with extractor fan over, double glazed window, door off to the rear garden, part tiled walls, plumbing for a washing machine, space for a fridge/freezer, under stairs storage cupboard, wood effect flooring.

## First Floor Landing

With carpeted flooring, access to the loft space.

## Bedroom 1

4.25m x 3.15m (13'11" x 10'4")

A good size room with 2 double glazed windows, carpeted flooring.

## Bedroom 2

4.09m x 2.60m (13'5" x 8'6")

A double bedroom with a double glazed window to the rear, carpeted flooring.

## Bathroom

2.72m x 2.39m (8'11" x 7'10")

A spacious bathroom fitted with a 4 piece suite comprising of a low level w.c, pedestal wash hand

basin, bath, shower cubicle, part tiled walls, tiled flooring, double glazed window.

## Rear Garden

To the rear is a paved yard with a fence opening down to part paved, part gravelled area with a shared pathway for bin refuse dividing the two areas of garden.

## Front

To the front is a gravelled driveway providing off road parking for 1 car.

## 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 details must therefore be taken as a guide only.

## Key Property Facts



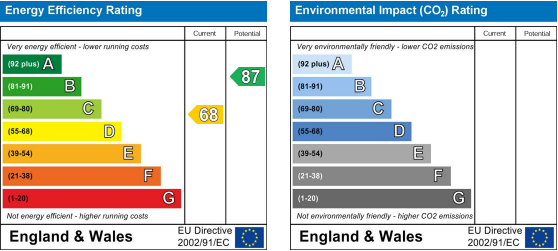
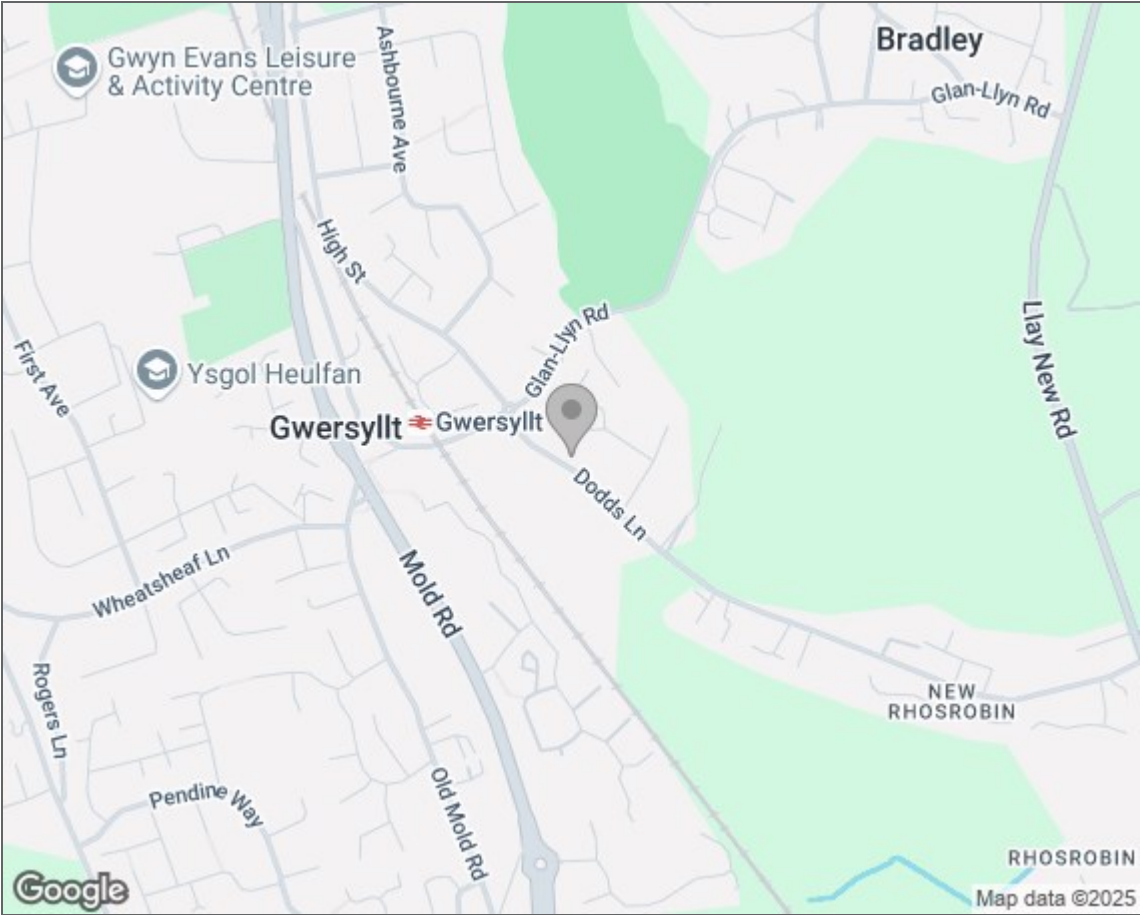
Please note that the Material information for this property can be found via the web link on the particular portal the property is viewed.











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