



6

Wrexham || LLI | 4FG

£269,950

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A well-presented and deceptively spacious four-bedroom, three-storey semi-detached home, located in a cul-de-sac within a popular residential development. This excellent property offers generous accommodation across three floors and benefits from a modern fitted kitchen, three double bedrooms and one single bedroom, an en-suite to the principal bedroom, an immaculate rear garden, and a single garage with ample off-road parking. The accommodation briefly comprises: entrance hallway, downstairs WC, lounge, and kitchen/dining room to the ground floor; three bedrooms and a family bathroom to the first floor; and the principal bedroom with en-suite occupying the top floor. Located in the village of Gwersyllt, the property is ideally positioned close to a range of local amenities, including a small retail park, Lidl supermarket, Gwersyllt High School, and the highly regarded Bro Alun Welsh Primary School. The area is also well-connected for commuters, with easy access to the A483 providing excellent transport links to Wrexham, Chester, and beyond. Early viewing is highly recommended to fully appreciate the space and convenience this home has to offer

- FOUR BEDROOM SEMI-DETACHED HOME
- MODERN KITCHEN/DINING ROOM
- SPACIOUS LOUNGE
- DOWNSTAIRS WC
- PRINCIPAL BEDROOM WITH EN-SUITE
- DECORATED AND UPDATED THROUGHOUT
- GARDENS TO FRONT AND REAR
- DETACHED GARAGE
- CUL-DE-SAC LOCATION
- CLOSE TO AMENITIES



Entrance Hallway

Composite door leading into entrance hallway with newly fitted Luxury Vinyl Tile (LVT) parquet flooring. Doors to a storage cupboard which having space plumbing for a washing machine and tumble dryer. Under stairs storage cupboard. Ceiling light point, panelled radiator, door into cloakroom/WC, kitchen/diner and lounge.

Downstairs WC

UPVC frosted window to the front elevation. Two piece suite comprising low level WC and wall-mounted hand wash basin with tiled splash-back. Continuation of LVT parquet flooring, extractor, panelled radiator and ceiling light point.

Lounge

15'2" x 10'0" (4.63m x 3.06m)

A well presented room with sliding uPVC double glazed doors to the rear garden area with vertical blinds, ceiling light point, panelled radiator and continuation of LVT parquet flooring.

Kitchen/Dining Room

13'3" x 8'2" (4.04m x 2.49m)

A beautifully appointed kitchen/dining area housing a full range of 2 tone modern gloss units with complimentary work surface over. The kitchen has been fitted with new integrated appliances to include dishwasher, fridge-freezer, gas hob with gloss splash-back, eye-level electric oven, microwave and extractor. Inset 1 1/4 stainless steel sink unit with mixer tap, recessed LED lighting, extractor, panelled radiator, continuation of LVT parquet flooring, ample space for dining table and uPVC double glazed window to the front elevation with venetian blinds.

First Floor Landing

Stairs from entrance hallway leads to first floor landing with carpeted flooring, door to an airing

cupboard housing the hot water cylinder, two ceiling light points, doors to bathroom and three of the bedrooms with stairs off to the second floor and principal suite.

Bedroom Two

11'6" x 8'6" (3.51m x 2.61m)

UPVC double glazed window to the front elevation. Fitted wardrobes with clothing rail and shelving, carpeted flooring, panelled radiator and ceiling light point.

Bedroom Three

12'5" x 8'6" (3.79m x 2.60m)

UPVC double glazed window to the rear elevation. Fitted wardrobes with clothing rail and shelving, carpeted flooring, panelled radiator and ceiling light point.

Bedroom Four

6'4" x 5'10" (1.94m x 1.79m)

UPVC double glazed window to the front elevation. Carpeted flooring, panelled radiator and ceiling light point.

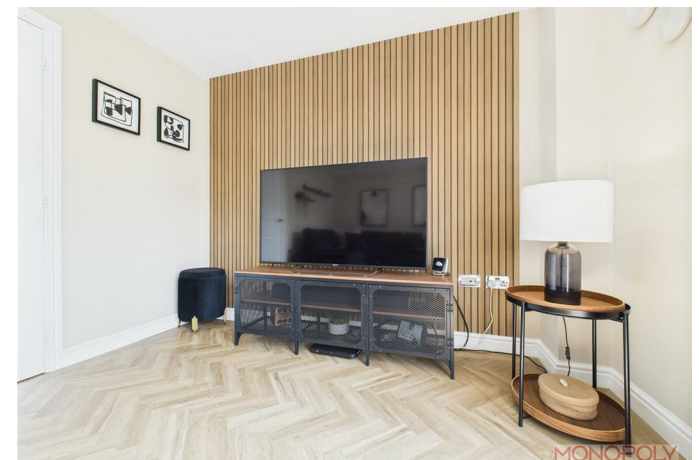
Bathroom

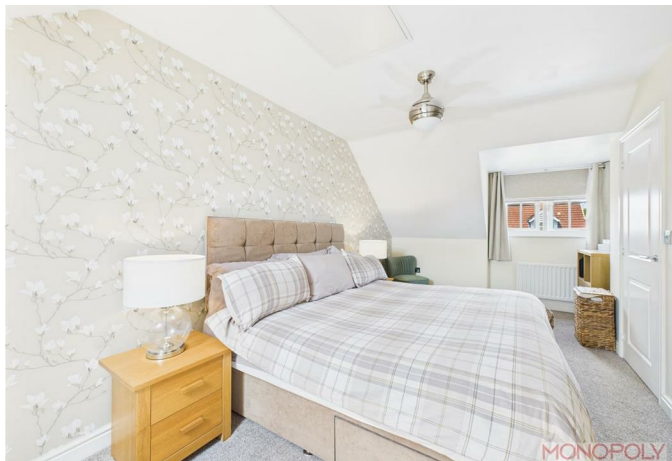
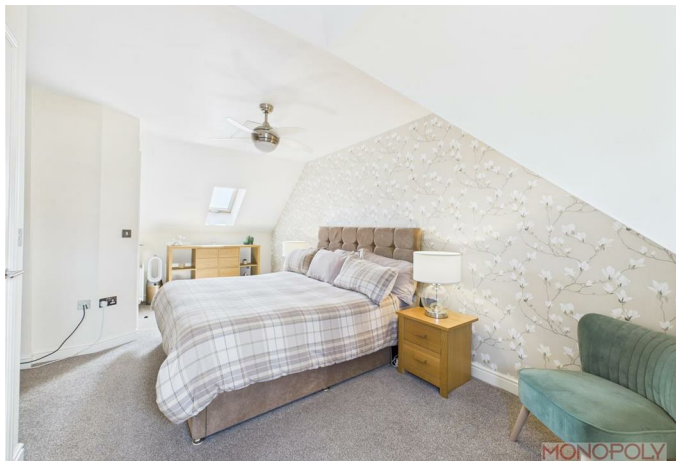
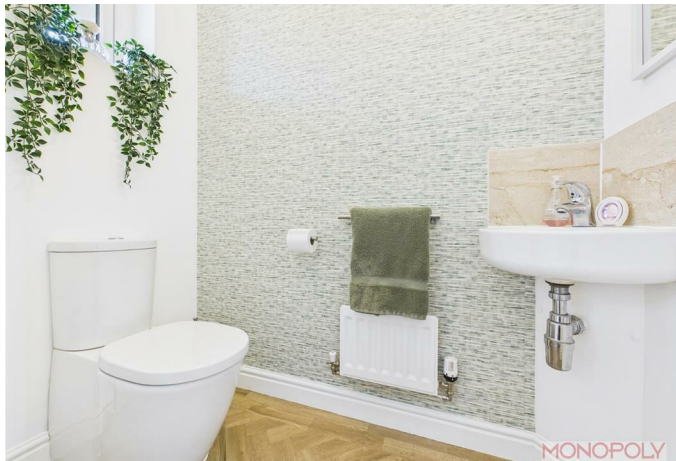
6'3" x 6'3" (1.93m x 1.93m)

Three piece suite comprising low-level WC, wall-mounted wash hand basin and panelled bath with shower over and screen. Patterned vinyl flooring, part-tiled walls, recessed LED lighting, extractor, shave point and uPVC frosted window to the rear elevation with venetian blinds.

Second Floor Landing

Stairs from first floor landing lead to the second floor landing with carpet flooring, ceiling light point and door leading into principal suite.





Principal Suite

18'7" x 10'1" (5.67m x 3.09m)

UPVC double glazed window to the front elevation with roman blinds with an additional Velux skylight to the rear with black out blind. Two panelled radiators, ceiling light point, carpet flooring and door leading into en-suite.

En-Suite

7'4" x 6'1" (2.25m x 1.87m)

Three piece suite comprising low-level WC, wall-mounted wash hand basin and mains shower cubical with sliding door and tiled splash-back. Chrome heated towel rail, parquet effect vinyl flooring, fitted vanity mirror, shave point, extractor, cupboard housing gas boiler, recessed LED lighting and Velux skylight with roller blind.

Garage

Detached brick built garage with up and over door, power and lighting.

Outside

Externally, the property benefits from a shared lawned garden to the front and an extensive tarmac driveway providing ample off-road parking for approximately four vehicles. The driveway leads to a detached single garage with an up-and-over door. A slabbed pathway gives access to the front entrance, with fence panels along the left boundary and a wooden gate providing access to the rear. To the rear is an immaculately maintained garden, featuring a raised decked seating area that leads onto a well-kept lawn with attractively planted raised borders. A separate paved patio is situated to the rear of the garage, offering further outdoor entertaining space. The garden also includes decorative slate chippings, an outside tap, and benefits from a south-east facing aspect-allowing for a generous amount of sunshine, weather permitting. Gated side access leads back to the front of the property.

Additional Information

The property has undergone a scheme of decoration to include new carpets throughout, luxury vinyl parquet tiles to the ground floor, decorated throughout and new kitchen appliances. The property is freehold with a service charge of approximately £300 per annum for maintenance of the surrounding grounds and parks.

Important Information

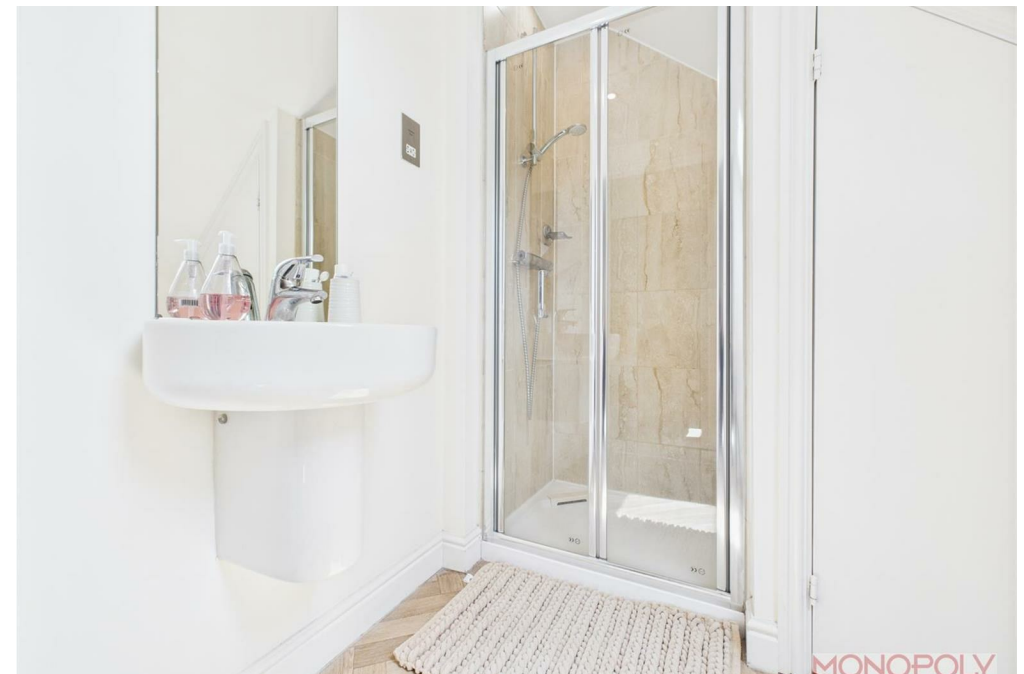
MONEY LAUNDERING REGULATIONS 2003

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.

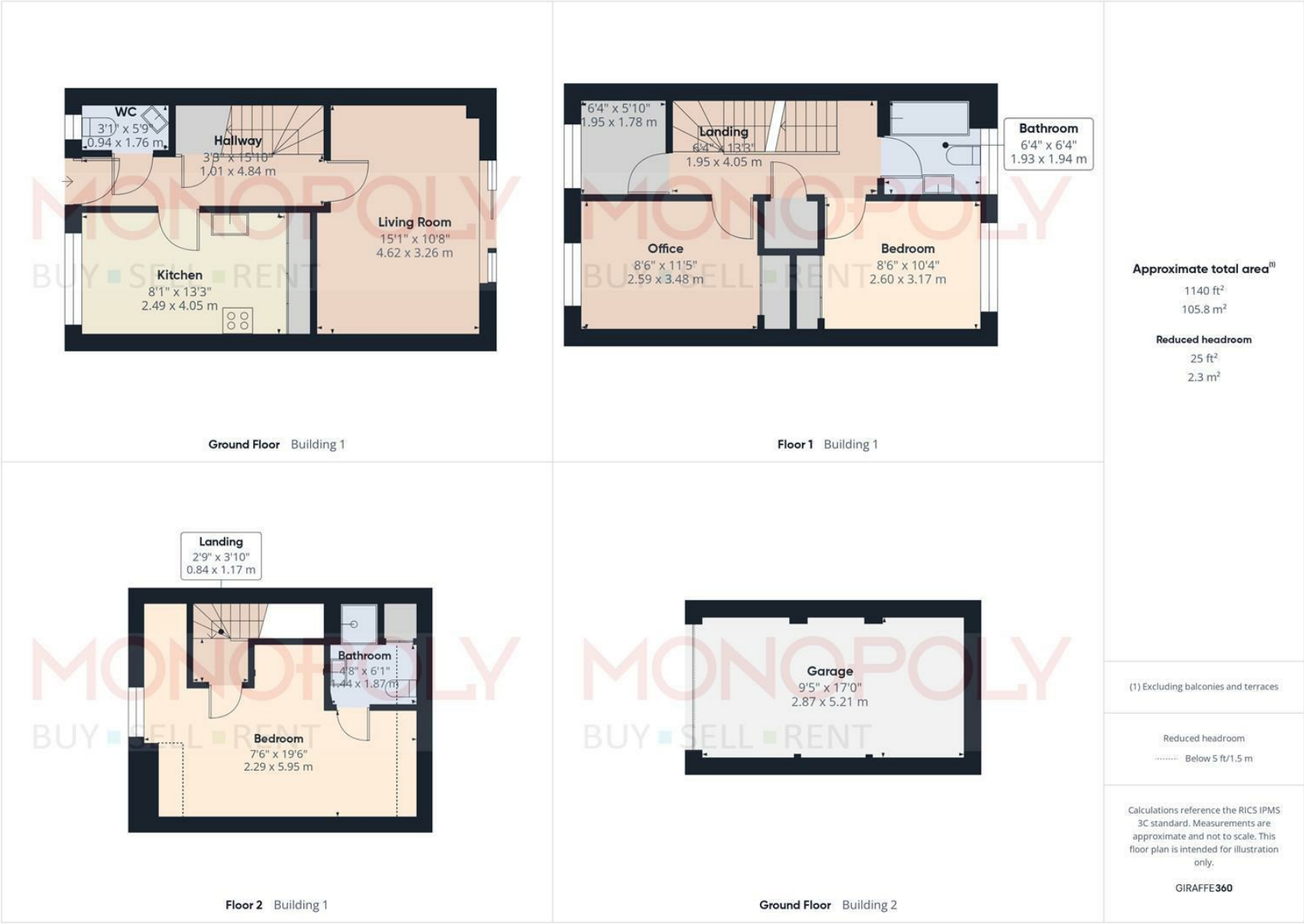
THE PROPERTY MISDESCRIPTIONS ACT 1991

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents







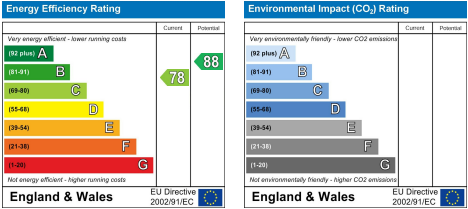


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