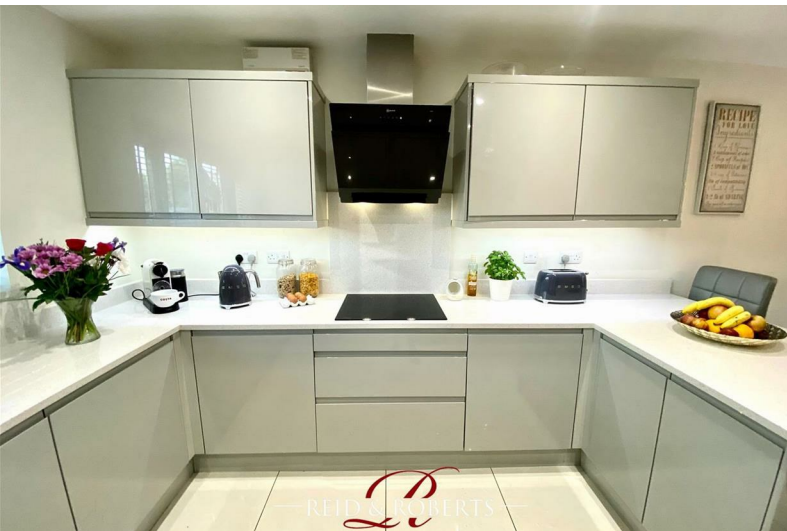




## 11 Maes Gwyrdd

Gwersyllt, Wrexham, LL11 4YU

£270,000



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## Entrance Hall

with composite part glazed entrance door opening to Hallway with staircase to first floor and useful storage cupboard below. Alarm control panel and useful storage cupboard.

## Downstairs W.C

Ground Floor Cloaks appointed with a Vanity wash basin with mixer tap over and tiled splashback, low level WC, Panel radiator, tiled flooring, inset ceiling lights and sensor lighting.

## Lounge

12'1" x 13'9" (3.69m x 4.21m )

Upvc double glazed Patio doors that lead onto the rear garden area, Feature wall with inset shelving, Tv aerial point, wall mounted bio ethanol fireplace, laminate flooring, vertical flat panel radiator, inset ceiling lights.

## Open plan Kitchen/ Dining room

8'7" x 8'5" (2.63m x 2.58m)

A light and airy space with well appointed and contemporary light grey high gloss wall, drawer and base units with complimentary quartz worktop surfaces over and inset composite sink unit with mixer tap. Integrated 'Neff' appliances to include induction hob with angled glass touch screen cooker hood above , built in Oven, combination microwave and grill, dishwasher and built in fridge freezer. vertical flat panel radiator. U PVC double glazed window to the front with UPVC double glazed French doors opening onto rear garden area. tiled flooring, inset ceiling lights with two modern ceiling pendant lights.

## To the first floor accommodation

Stairs to the first floor accommodation, feature window to front elevation with shutter blinds.

## Landing Area

with built in storage cupboard with shelving and hanging space , panel radiator, Loft access with pull down ladder, doors off to Bedrooms and Bathroom.

## Bedroom One

11'1" x 10'6" (3.39m x 3.22m)

Upvc double glazed window to the rear elevation, carpeted flooring, Tv aerial point, panel radiator, door leading into Ensuite

## En suite

With a modern double shower enclosure equipped with dual shower heads and a thermostatic shower. vanity wash hand basin with a mixer tap and a chrome heated towel rail. low level wc, fully tiled walls and flooring. Upvc double glazed frosted window to the rear. Inset ceiling lights and extractor fan.

## Bedroom Two

10'9" x 10'0" (3.29m x 3.05m)

Upvc double glazed window to the front elevation, panel radiator, Tv aerial point. inset ceiling lights.

## Bedroom Three

10'7" x 6'10" (3.24m x 2.10m )

Upvc double glazed window to the rear elevation, built in shelving unit with drawers and ample hanging space, panel radiator.

## Family Bathroom

with modern white three piece suite to comprise of panelled bath with an electric shower and a protective shower screen, Vanity wash hand basin with mixer tap over. low level wc, fully tiled walls and flooring, chrome heated radiator, inset ceiling lights, Upvc double glazed frosted window to the front elevation.

## To the Front

The front garden is mainly lawned and there are gated paths providing access.

## To the Rear

Externally, vehicular access is from the rear of the property and includes a double width private driveway that leads to

Tel: 01978 353000

the garage. The rear garden is mainly lawned and includes a stone paved patio area, all of which is enclosed to provide a safe family environment. The front garden is mainly lawned and there are gated paths providing access. Hot tub included.

### Additional Information

Council Tax Band: E Annual Price: £2,128

EPC RATING B

Floor Area 1,022 ft 2 / 95 m 2

### Viewings

Viewing Arrangements - Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham office on 01978 353000.

Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Mortgages

Mortgage Advice - Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. Telephone 01978 353000

### Offers

Both vendors and purchasers are asked to produce

identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Loans

Loans - YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Services

Services - The agents have not tested the appliances listed in the particulars.

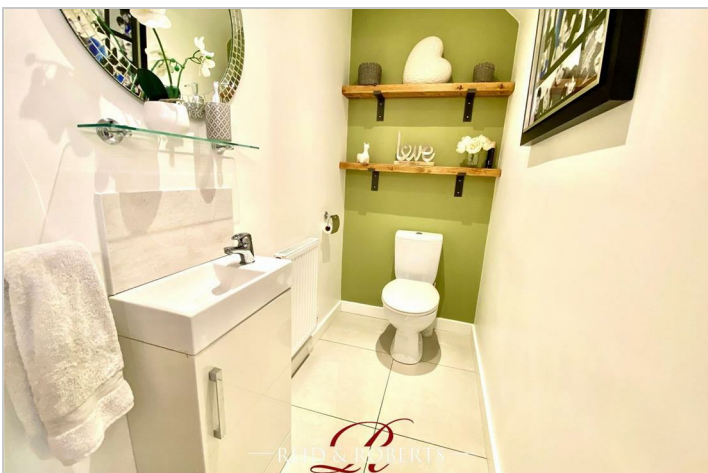
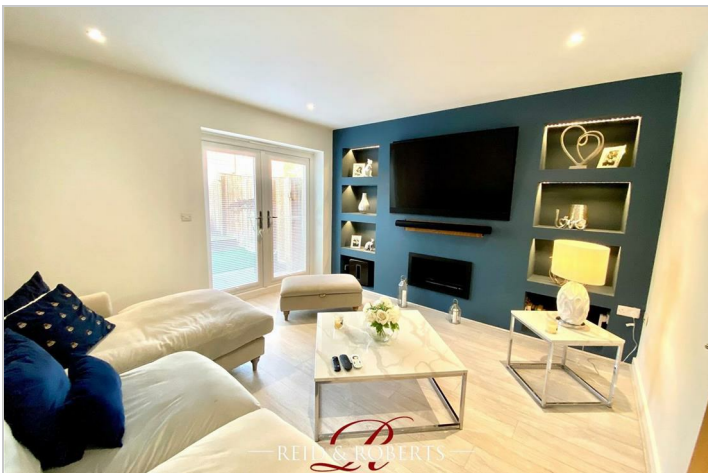
### Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

### Hours of business

Hours Of Business - Monday - Friday 9.15am - 5.30pm

Saturday 9.15am - 4.00pm



## Road Map



## Hybrid Map



## Terrain Map



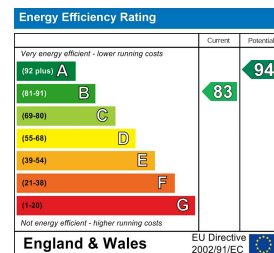
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.