



32 St. Giles Park

Gwersyllt, Wrexham, LL11 4AX

£335,000



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Entrance Hall

UPVC double glazed door to Front of the property. Panel radiator. karndean flooring. Stairs to first floor. Doors leading off to Lounge, Kitchen, Dining Room and WC.

Downstairs WC

5'9" x 2'11" (1.75m x 0.89m)

Fitted with a modern white 2 piece suite comprising Wash hand basin, Low level WC. Panel radiator. laminate flooring, Upvc double glazed frosted window to the front elevation.

Lounge

16'9" x 15'7" (5.11m x 4.75m)

A light and spacious lounge, with class one chimney of which there is featured a grand elegant limestone fireplace with a mantelpiece measuring 145cm width x 22cm in depth x 114 cm in height, with living flame gas fire. Panelled radiators, tv ariel point and UPVC double glazed windows and french door to the rear elevation.

Dining Room

9'2" x 9'2" (2.79m x 2.79m)

UPVC window to front of property. Panel radiator. TV aerial point. neutral fitted carpets.

Kitchen/Diner

18'10" x 9'2" (5.74m x 2.79m)

This kitchen is designed with a variety of contemporary wall, drawer, and base units, complemented by worktop surfaces. It includes an inset stainless steel sink with a mixer tap and a tiled splash back. The built-in electric oven is paired with a four-ring gas hob and a cooker hood above. There is plumbing for a washing machine and designated

space for a fridge freezer. Additional features include a panel radiator, tiled flooring, inset ceiling lights, and UPVC double glazed french doors that open to the rear.

Stairs and Landing

Stairs lead to the first floor, while the loft can be accessed through pull-down ladders that have power and lighting available.

Bedroom One

12'9" x 13'1" (3.89m x 3.99m)

UPVC window to front of property. double built-in wardrobes that offer plenty of shelving and hanging space. A panel radiator is installed, along with a TV aerial point. The area is adorned with neutral-coloured carpets, leading to a door that opens into:

EnSuite

9'0" x 8'0" (2.74m x 2.44m)

The stylish white three-piece suite consists of a fully tiled built-in shower cubicle, a low-level toilet, and a wash hand basin. It is equipped with a frosted UPVC double-glazed window at the back, part-tiled walls, and vinyl flooring. Other features include a radiator, recessed ceiling lighting, an extractor fan, and a shaver point.

Bedroom Two

12'10" x 8'10" (3.91m x 2.69m)

UPVC window at the front, along with double-fitted wardrobes and a panel radiator. The flooring is covered with neutral-coloured fitted carpets.

Bedroom Three

9'10" x 8'11" (3.00m x 2.72m)

UPVC window at the front, along with double-fitted

wardrobes and a panel radiator. The flooring is covered with neutral-coloured fitted carpets.

Bedroom Four

9'0" x 8'9" (2.74m x 2.67m)

UPVC window at the rear, along with double-fitted wardrobes and a panel radiator. The flooring is covered with neutral-colored fitted carpets.

Family Bathroom

7'10" x 6'9" (2.39m x 2.06m)

The modern three-piece suite consists of a panelled bath equipped with a shower overhead, a low-level WC, and a wash hand basin. It boasts a frosted UPVC double-glazed window facing the rear, a panel radiator, and walls that are partially tiled with vinyl flooring. The space is enhanced with inset ceiling spotlights and an extractor fan.

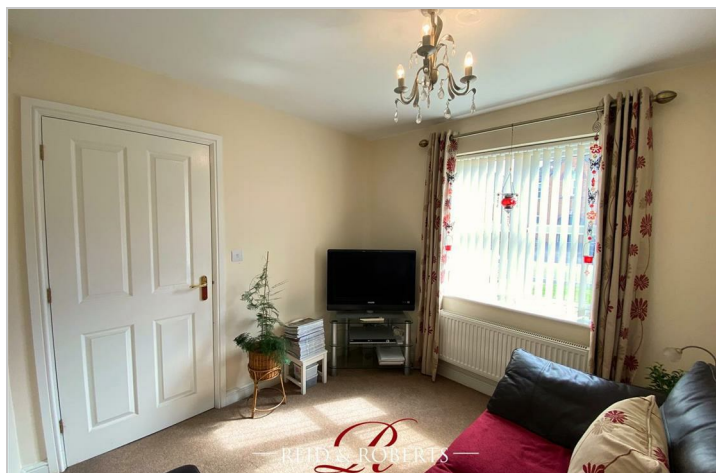
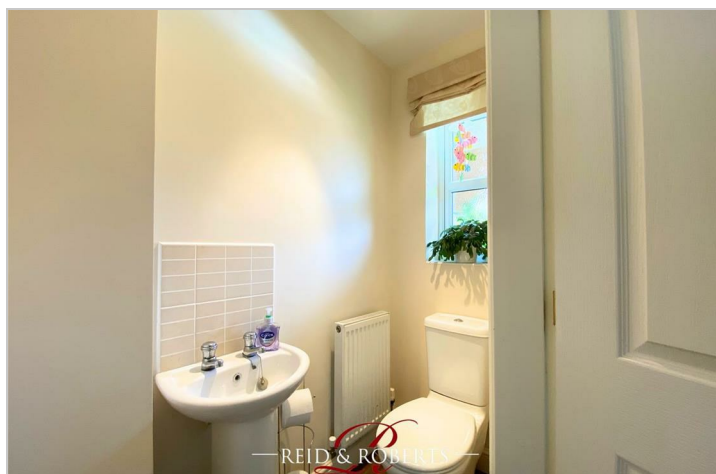
Outside

The property features beautifully landscaped gardens at the front, complemented by a driveway that offers off-road parking. It includes a Single Garage with up-and-over doors and a side entrance, equipped with power, lighting, and heavy-duty shelving. Gated access is available on both sides of

the property. At the back, you will find well-kept lawn gardens filled with a variety of plants, flowers, and shrubs along the edges. There is also a paved patio area for seating, enhanced by stainless steel colour-changing post lights, as well as a garden storage shed that includes electric sockets and lighting. also a protected wildlife area to the rear of the gardens

Additional Notes

The current owner has purchased the Freehold so the property is being sold as Freehold...



Road Map



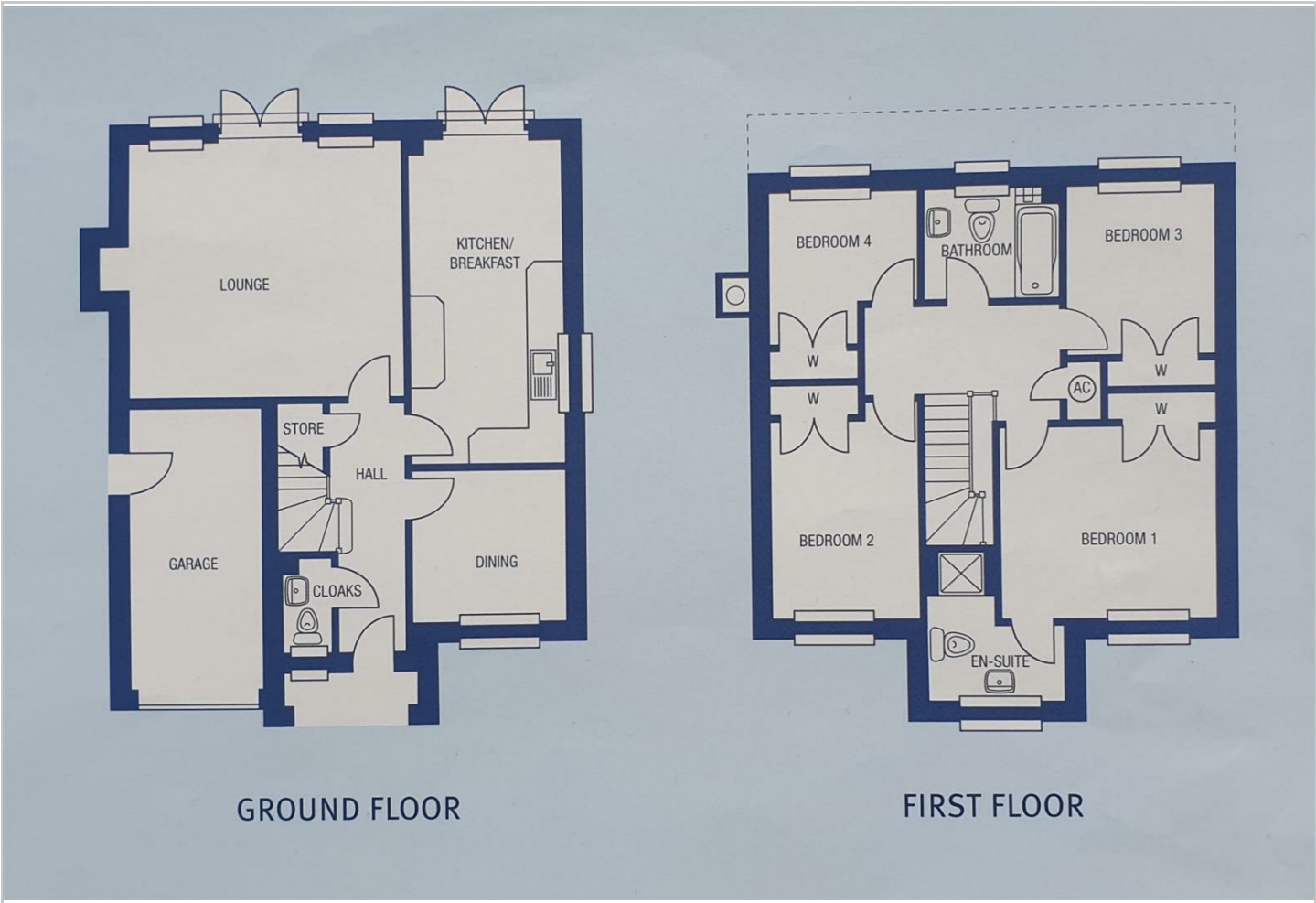
Hybrid Map



Terrain Map



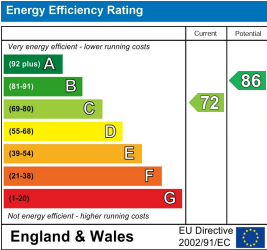
Floor Plan



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



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