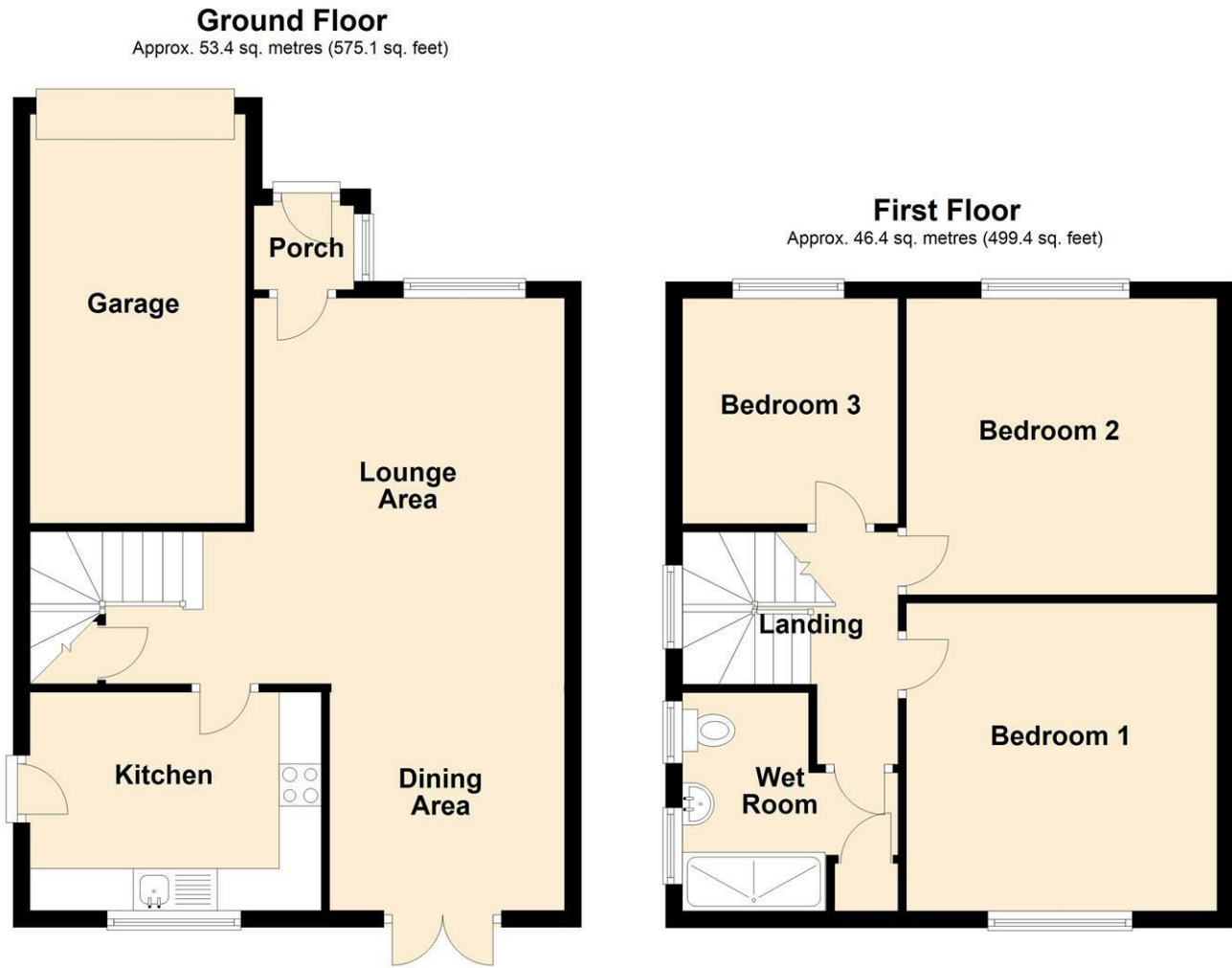


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
83	83		

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC



Shaftesbury Avenue, Wrexham, LL11 4QX
Price £220,000

Reference: 19285648

Date: Add text here

- TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.
- POSSESSION:** Add text here
- SERVICES:** Add text here
- OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council
- VIEWING:** Add text here



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www.wingetts.co.uk





Description

Presented in good order is this 3 bedroom detached family home with garage and private gardens located within a popular residential development in the village of Gwersyllt with its excellent range of amenities, road links and public transport. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises a pillared porch, Upvc entrance door opening to the vestibule, spacious lounge through diner with recently fitted Upvc French doors leading to the rear garden, turned staircase to 1st floor landing and useful store cupboard. Fitted kitchen overlooking the garden with a range of base and wall cupboards. The 1st floor landing gives access to the 3 bedrooms, 2 of which are doubles, and a modern shower room with walk in shower area. Externally, a private drive leads to the garage alongside a lawned front garden. A gated side path continues to the private rear garden which also extends to the other side to create a good sized outdoor entertaining space for adults and children. NO CHAIN. Energy Rating - C (69)

LOCATION

The village of Gwersyllt offers an excellent range of amenities including a supermarket, train station, convenient shops, both primary and secondary schools and sports centre. There are excellent road links to Wrexham, Chester and Mold allowing for daily commuting to the major commercial centres of the region. The picturesque Alyn Water Country Park is only a short distance away and popular amongst walkers and dog owners.



DIRECTIONS

From Wrexham proceed along Mold Road passing Glyndwr University on your right. At the roundabout continue straight across and then take the 3rd exit at the next roundabout signposted Mold. Take the next left turn after the farm shop on your right onto Old Mold Road. After approx. 400 yards, turn left into Jutland Avenue, left again onto Shaftesbury Avenue, follow the road to the right and the property will be observed in the cul de sac on the right.

ON THE GROUND FLOOR

Pillared entrance porch with tiled flooring and upvc part glazed door opening to:

VESTIBULE

With upvc double glazed window to side, radiator and part glazed door opening to:

LOUNGE THROUGH DINER

23'1 x 12'2 max

A light and airy good sized reception room having upvc double glazed window to front, two radiators, upvc double glazed French doors opening to the rear garden, deep coving to ceiling, central heating timer control, stairs to first floor landing and useful storage cupboard.

KITCHEN

10'8 x 8'2

Appointed with a timber trimmed range of base and wall cupboards with wood effect work surfaces incorporating a stainless steel single drainer sink unit with upvc double glazed window above overlooking the rear garden, space for slot-in cooker, plumbing for washing machine, part tiled walls, radiator and upvc part glazed external door.

ON THE FIRST FLOOR

Approached via the turned staircase from the lounge to:

LANDING

With upvc double glazed window, ceiling hatch to roof space and six panel white doors off to all rooms.

BEDROOM ONE

12'2 x 11'5

Upvc double glazed window to front and radiator.

BEDROOM TWO

12'2 x 11'4

Upvc double glazed window to rear and radiator.

BEDROOM THREE

8'1 x 8'0

Upvc double glazed window to front and radiator.

SHOWER ROOM

8'3 x 8'1

Originally the bathroom and now refitted to include a walk-in shower area with Mira electric shower unit, pedestal wash basin, low flush w.c, radiator, two upvc double glazed windows, part tiled walls and storage cupboard housing the Ideal Logic gas combination boiler.

OUTSIDE

The property is approached from the front via a private driveway that leads to the garage having up and over door. The front garden is mainly lawned and a gated side path leads into the rear garden which enjoys an excellent degree of privacy to include a patio area, borders with shrubs and trees and extends to the side of the house which provides the possibility of extending the accommodation (subject to an necessary planning consents) and creating a bigger play area for children.

COUNCIL TAX BAND - D