



## 14 Malvern Drive

Gwersyllt, Wrexham, LL11 4XG

A well presented 3 bedroom detached house with garage having the benefit of a conservatory overlooking the rear garden and upgraded central heating system and electrics in 2019. Located within this established development in the popular village of Summerhill with an excellent range of amenities nearby, the accommodation briefly comprises an enclosed porch, spacious lounge with gas fire in surround, open plan fitted kitchen dining room with French doors leading to the conservatory. The 1st floor landing gives access to the 3 bedrooms, 2 of which are doubles and a modern bathroom with shower over the bath. Externally, a patterned drive provides parking alongside a front lawned garden and leads to the garage. The rear garden enjoys a good degree of privacy and includes a patterned patio for alfresco dining with lawned garden beyond. Energy Rating - D (62)

Offers In Excess Of £230,000

# 14 Malvern Drive

Gwersyllt, Wrexham, LL11 4XG



- A well presented detached house
- Located within this established development in popular village
- Enclosed porch
- Spacious lounge
- Kitchen/dining room
- Conservatory
- Three bedrooms
- Modern bathroom
- Private driveway, garage
- Gardens to front and rear

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

## ENCLOSED PORCH

## LOUNGE

7'3 x 12'9 (2.21m x 3.89m )

## KITCHEN/DINING ROOM

17'3 x 9'1 (5.26m x 2.77m )

## CONSERVATORY

9'0 x 8'8 (2.74m x 2.64m )

## ON THE FIRST FLOOR

## LANDING

## BEDROOM ONE

11'4 x 11'0 (3.45m x 3.35m )

## BEDROOM TWO

11'1 x 9'6 (3.38m x 2.90m )

## BEDROOM THREE

7'9 x 7'8 (2.36m x 2.34m )

## BATHROOM

## OUTSIDE

## GARAGE

16'6 x 7'9 (5.03m x 2.36m )

## GARDENS

## COUNCIL TAX BAND - D

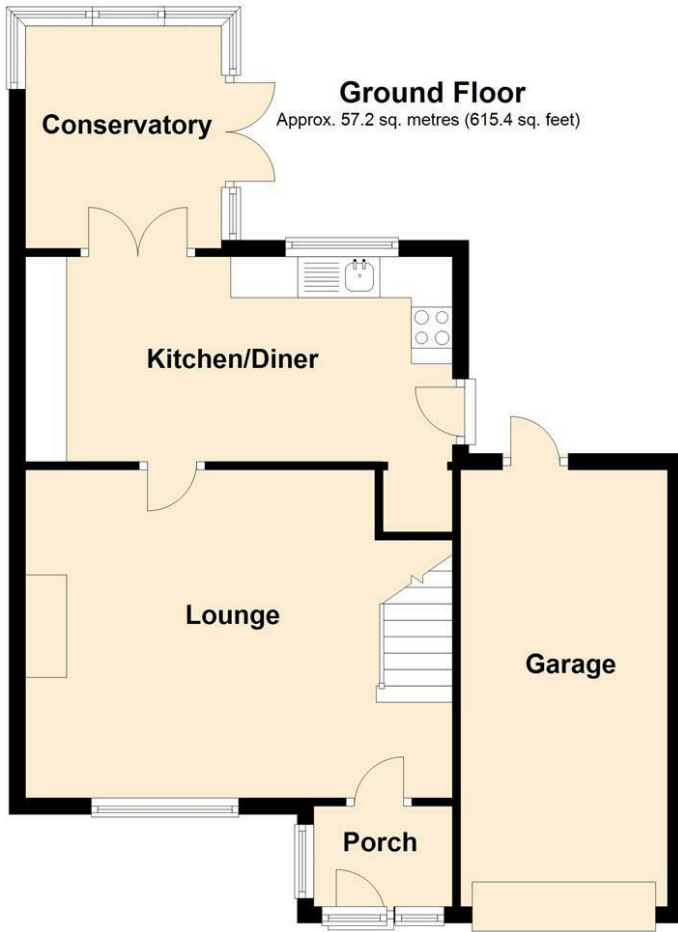


[Directions](#)





# Floor Plan



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.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			79
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		62	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	