



## 4 Beacon Road Gwersyllt, Wrexham, LL11 4UW

A spacious 4 bedroom detached house offering 3 double bedrooms and a garage conversion providing additional accommodation, situated within the village of Gwersyllt with its good range of amenities and road links to Wrexham, Chester and Mold. The accommodation has the benefit of gas central heating and Upvc double glazing and briefly comprises an entrance vestibule, hall with staircase to 1st floor, spacious lounge with dining area, fitted kitchen with some integrated appliances and an additional versatile room. The 1st floor landing gives access to the 4 spacious bedrooms, 3 of which are doubles, 1 with en-suite shower room and a family bathroom. To the outside, a double width drive provides private parking alongside a lawned garden. The rear garden enjoys a private and sunny aspect to include a paved patio, lawned area and flower beds. NO CHAIN. Energy Rating - D (62)

**Price £260,000**

# 4 Beacon Road

Gwersyllt, Wrexham, LL11 4UW



- A spacious detached house
- With garage conversion providing additional accommodation
- Situated within the village of Gwersyllt
- Vestibule, hallway, cloaks/w.c
- Spacious lounge/dining room
- Fitted kitchen
- Four bedrooms (1 en-suite)
- Family bathroom
- Double width driveway
- Gardens to front and rear

## LOCATION

## ON THE FIRST FLOOR

## OUTSIDE

## DIRECTIONS

## LANDING

## COUNCIL TAX BAND - D

## ON THE GROUND FLOOR

## BEDROOM ONE

11'9 x 8'7 (3.58m x 2.62m )

## VESTIBULE

## EN-SUITE

7'4 x 5'4 (2.24m x 1.63m )

## HALLWAY

## BEDROOM TWO

12'3 x 8'7 (3.73m x 2.62m )

## CLOAKS/W.C

## BEDROOM THREE

10'3 x 8'9 (3.12m x 2.67m )

## LOUNGE/DINING ROOM

23'4 x 13'3 (7.11m x 4.04m )

## BEDROOM FOUR

10'5 x 7'1 (3.18m x 2.16m )

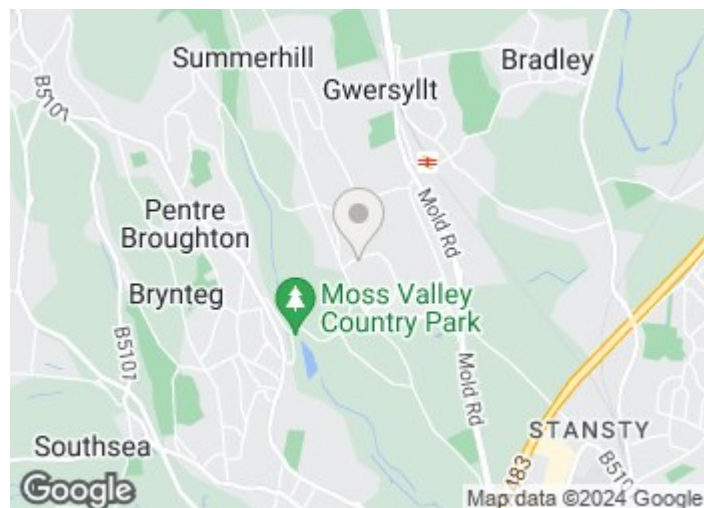
## KITCHEN

10'5 x 10'3 (3.18m x 3.12m )

## FAMILY BATHROOM

## FORMER GARAGE

16'5 x 7'3 (5.00m x 2.21m )



[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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