

Wingetts

More than just estate agents



43 Penrhos, Gwersyllt, Wrexham, LL11 4HN

Price £120,000

A spacious 2 double bedroom end mews house with the benefit of a well proportioned south facing rear garden located within the village of Gwersyllt which offers an excellent range of facilities and shopping amenities including a train station, supermarket, leisure centre and both primary and secondary schools together with good road links to Wrexham, Chester and Mold. The accommodation briefly comprises an entrance hall with stairs to 1st floor landing, dual aspect lounge diner overlooking the front and rear gardens, fitted kitchen with access to the rear garden, 1st floor landing connecting the 2 double bedrooms and a bathroom with shower over the bath. Gas fired central heating via a Worcester combi boiler and Upvc double glazing to windows. Externally, a gated path leads to the entrance door alongside a lawned garden. The rear sunny aspect garden includes 2 brick store sheds, lawned area and rear access. NO CHAIN. Energy Rating - TBC

LOCATION

Conveniently located within the popular Village of Gwersyllt which has an excellent range of day to day shopping facilities and social amenities to include a Train Station, Supermarket etc. There are excellent road links to the A483 by-pass which allows for daily commuting to the major commercial and industrial centres of the region and there are both primary and secondary schools in the catchment area. The picturesque Alyn Water Country Park is nearby offering pleasant walks.

DIRECTIONS

From Wrexham City Centre proceed along Mold Road past the football ground and University. Continue across the next 2 roundabouts in the direction of Mold. Continue across the next mini roundabout and just before the traffic lights turn left and then next right onto Wheatsheaf Lane. Continue up the hill and take the right turn onto First Avenue. Follow the road until Penrhos will be observed on the left just before the mini roundabout with Cedar Drive. Parking is usually available on First Avenue.

ON THE GROUND FLOOR

Part glazed door opening to:

HALLWAY

With stairs to first floor landing having storage area below and radiator.

LOUNGE/DINER 19'4 x 11'0 (5.89m x 3.35m)

A good sized reception room with wood effect flooring, upvc double glazed windows to front and rear, radiator and picture rail.

KITCHEN

Fitted with a range of base and wall units, work surface areas, stainless steel single drainer sink unit, upvc part glazed external door, upvc double glazed window to side, radiator, understairs storage cupboard and serving hatch through to dining area.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space and doors off.

BEDROOM ONE 14'2 x 9'0 (4.32m x 2.74m)

Upvc double glazed window to front, radiator and storage cupboard.

BEDROOM TWO 9'4 x 10'1 (2.84m x 3.07m)

Upvc double glazed window to rear, radiator and storage cupboard housing the Worcester gas combination boiler.

BATHROOM

Appointed with a white suite of low flush w.c, pedestal wash basin with mixer tap, twin grip panelled bath with electric shower over, fully tiled walls, upvc double glazed window and radiator.

OUTSIDE

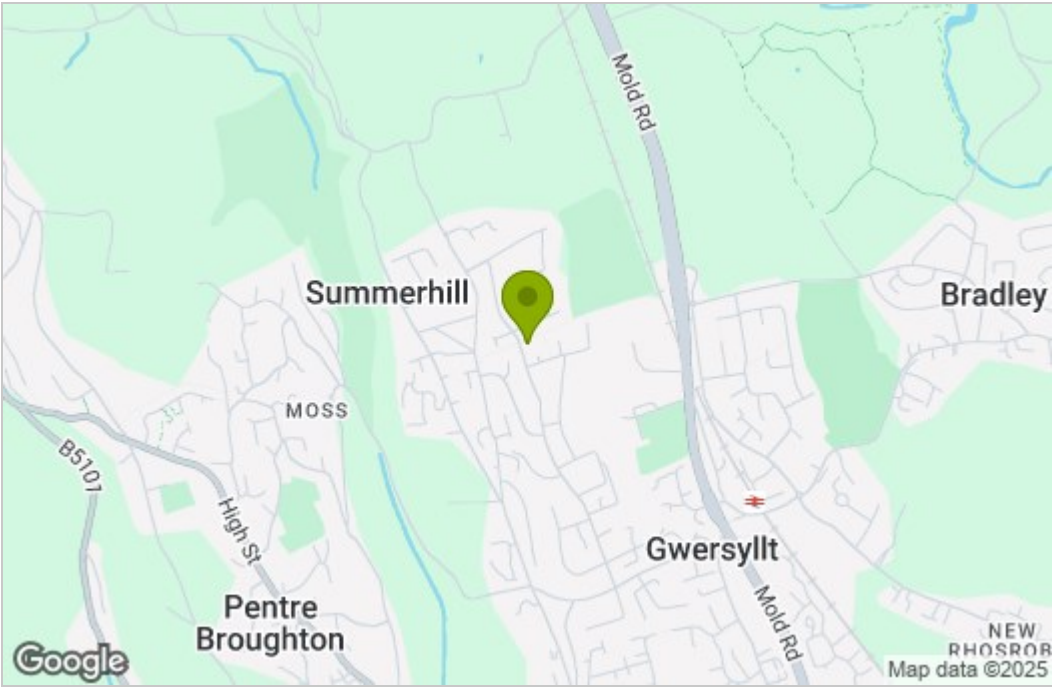
A gated path leads to the entrance door alongside a lawned garden with established privacy hedging. A covered side path leads through a gate into the rear garden which is a particular feature of the property enjoying a sunny aspect and a good degree of privacy including two useful brick built store sheds and lawned garden with rear access gate, all of which is enclosed to provide a safe family environment.

PLEASE NOTE

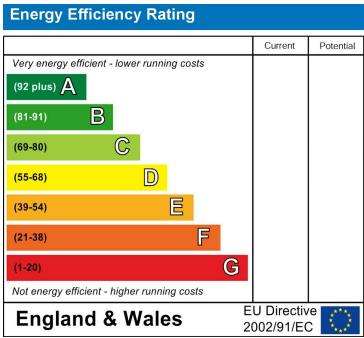
Please note that we have a referral scheme in place with Chesterton Grant Independent Financial Solutions . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



Area Map



Energy Efficiency Graph



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