



## 8 Ewood Grove

Dodds Lane, Gwersyllt, LL11 4NR

Presented in good order is this spacious 2 double bedroom end of terrace house with gas central heating via a combination boiler and Upvc double glazing conveniently located within the village of Gwersyllt with its excellent range of amenities and good road links. The accommodation briefly comprises an entrance hall with stairs to 1st floor, lounge with wood effect flooring that continues into the dining room and a kitchen. The 1st floor landing gives access to the 2 double bedrooms, both featuring ornamental cast iron fireplaces and a modern bathroom. To the outside, is a front garden with possibility for off road parking subject to any necessary consents and an enclosed rear garden with 2 store sheds. Energy Rating - D (56)

Price £160,000

# 8 Ewood Grove

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- Spacious end of terrace house
- Lounge, dining room
- Modern bathroom
- NO CHAIN
- Conveniently located within the village of Gwersyllt
- Fitted kitchen
- Front garden with potential for off road parking
- Vestibule, hallway
- Two double bedrooms
- Enclosed garden to rear

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

### VESTIBULE

### HALLWAY

### LOUNGE

12'2 x 10'1 (3.71m x 3.07m )

### DINING ROOM

13'2 x 10'6 (4.01m x 3.20m )

### KITCHEN

9'9 x 7'4 (2.97m x 2.24m )

## ON THE FIRST FLOOR

## LANDING

### BEDROOM ONE

13'6 x 11'9 (4.11m x 3.58m )

### BEDROOM TWO

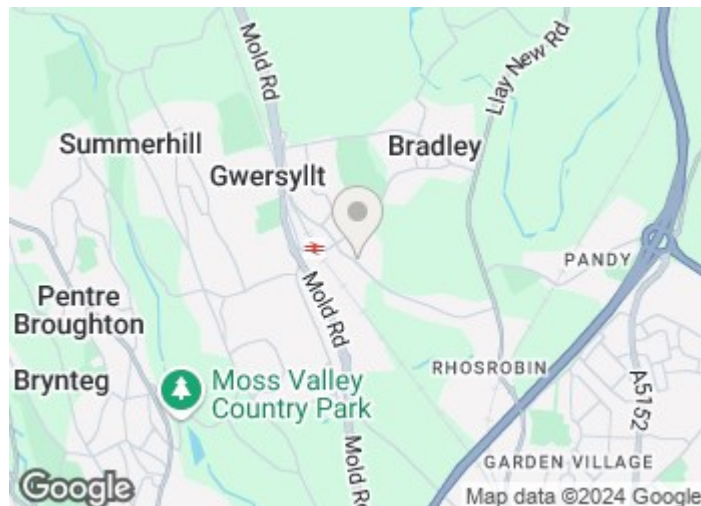
13'1 x 7'8 (3.99m x 2.34m )

### BATHROOM

9'9 x 7'5 (2.97m x 2.26m )

## OUTSIDE

## COUNCIL TAX BAND - B



[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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