

BOWEN

PROPERTY SINCE 1862



Asking Price £330,000

🏠 4 Bedrooms 🚿 2 Bathrooms

53 St. Giles Park, Gwersyllt,
Wrexham LL11 4AX

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General Remarks

Presented to a high standard throughout, this exceptional four bedroom detached house stands within a really good sized plot, one of the largest on the estate, and backs on to open fields. The living accommodation has been significantly improved by the current owner including a good quality kitchen and utility room, both with quartz work-tops and integral appliances, a modern style "Worcester" combination boiler, and solar panels which are owned. Internally the property briefly comprises an entrance hallway; downstairs w.c.; snug/sitting room; living room; kitchen/diner; utility room; landing; main bedroom with dressing room area and en-suite shower room; three further bedrooms and a family bathroom. In addition to the main house there is a recently constructed high quality outbuilding which could be used in a variety of different ways. In summary, a cracking family home in a popular development and an early viewing is advised. EPC Rating - 90|B.



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1 King Street Wrexham LL11 1HF

SINCE 1862

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Location: The property is situated towards the fringes of the village within a popular, now established, residential location. The property lies just off the A541 and is convenient to Wrexham (one mile) and Mold (eight miles). The village of Gwersyllt provides wide-ranging amenities including both Welsh and English speaking Primary Schools, a Secondary School, Health Centre, a neighbouring Shopping Centre, Lidl Supermarket, Railway Station and the Gwyn Evans Sports Complex. The A483 dual carriageway town by-pass is a mile away at Sainsbury's roundabout leading to Chester (twelve miles) and the motorway network beyond.

Accommodation

On The Ground Floor:

Entrance Hallway: Double glazed door to the front elevation. Two radiators. Wood-effect flooring.

Downstairs WC: PVCu double glazed window to the front elevation. White two piece suite comprising a low level w.c. and pedestal wash hand basin. Radiator. Wall tiling. Tiled floor.

Living Room: 19' 9" x 10' 10" (6.01m x 3.29m) PVCu double glazed window to the front elevation. PVCu double glazed French doors to the rear elevation. Two radiators. Modern electric fire. Wood-effect flooring.

Snug/Sitting Room/Dining Room: 9' 5" x 9' 0" (2.87m x 2.75m) PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring. Currently used as a Home Office.

Kitchen/Diner: 17' 0" x 7' 11" (5.17m x 2.42m) increasing to 3.79m. PVCu double glazed window to the rear elevation. PVCu double glazed French doors to the rear elevation. High quality wall and base units with quartz work-tops. One-and-a-half-bowl sink and drainer unit with mixer tap. Integral five-burner gas hob. Integral electric oven and microwave oven. Cooker hood. Integral dishwasher. Wall tiling. Wood-effect flooring. Two radiators. Down-lighters. Understairs storage cupboard.

Utility Room: 9' 0" x 5' 0" (2.74m x 1.52m) Double glazed door to the side elevation. High quality wall and base units with quartz work-tops. Sink with mixer tap. Plumbing for washing machine. Integral fridge and freezer. Wall mounted "Worcester" combination boiler. Radiator. Wood-effect flooring. Wall tiling. Down-lighters.

On The First Floor:

Landing: Attic hatch. Radiator. Airing cupboard.

Bedroom 1: 11' 3" x 11' 1" (3.44m x 3.37m) PVCu double glazed window to the front elevation. Radiator.









Dressing Room Area: 8' 2" x 3' 7" (2.49m x 1.08m) to the wardrobes. PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes.

En-Suite Shower Room: PVCu double glazed window to the side elevation. White three piece suite comprising a shower cubicle, low level w.c. and wash hand basin set into cabinet with quartz top. Wall tiling. Heated towel rail. Down-lighters.

Bedroom 2: 10' 1" x 9' 2" (3.07m x 2.79m) PVCu double glazed window to the rear elevation. Radiator. Built-in wardrobes.

Bedroom 3: 11' 2" x 8' 6" (3.40m x 2.58m) PVCu double glazed window to the front elevation. Radiator. Built-in wardrobes.

Bedroom 4: 8' 9" x 6' 2" (2.67m x 1.88m) PVCu double glazed window to the rear elevation. Radiator. Currently used as a Home Office.

Bathroom: 8' 7" x 6' 0" (2.61m x 1.82m) PVCu double glazed window to the front elevation. White three piece suite comprising a panelled bath with shower over, low level w.c. and wash hand basin set into cabinet. Wall tiling. Heated towel rail. Down-lighters.

Outside: Externally there is a lawned garden to the front of the property with a good sized driveway to the side leading up to the Detached Single Garage with pitched roof. The rear garden, which enjoys a good degree of privacy and backs onto open fields, is one of the largest on the estate and combines a further lawned section with a Patio Area leading off the Kitchen/Diner. In addition to this there is a well-constructed recently built Outbuilding which is currently being used as a Bar but could be used in a variety of different ways and would make an ideal Home Office.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired combination boiler situated in the Utility Room.

Tenure: Leasehold. Lease start date 1st January 2005. Ground Rent £150 per annum. Vacant Possession on Completion.

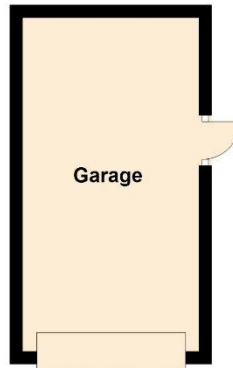
Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "F".

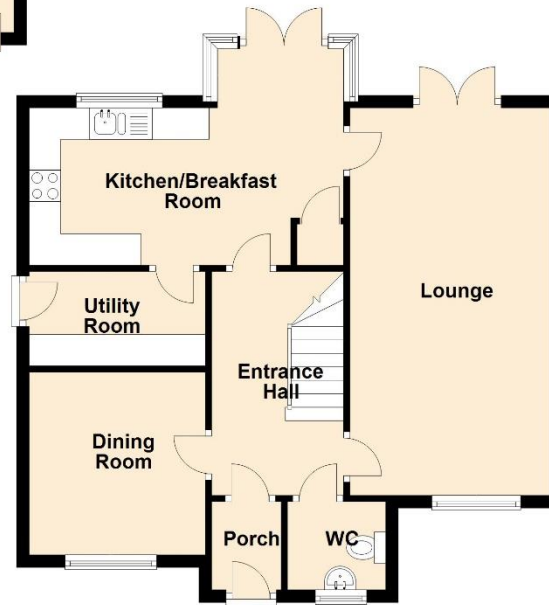
Directions: For satellite navigation purposes use the post code LL11 4AX. From the roundabout above the A483 by Sainsbury's and B & Q, take the exit signposted A541 Mold. Continue to the next roundabout at which turn right into St. Giles Park. Follow the road around to the right for about 100 yards and then turn right into the cul-de-sac and the property will be observed on the left-hand side of the road.

Get the most out of your property

We've been working with people to fulfil their property ambitions since 1862. Our heritage is at the heart of the business but we are always looking for ways to innovate so we can provide a service that works for you.



Ground Floor
Approx. 74.7 sq. metres (804.6 sq. feet)



First Floor
Approx. 59.1 sq. metres (636.0 sq. feet)



