

# BOWEN

PROPERTY SINCE 1862



Asking Price £220,000

6 Viking Close, Gwersyllt,  
Wrexham LL11 4QY

🏠 2 Bedrooms

🚿 1 Bathroom



# 6 Viking Close, Gwersyllt, Wrexham LL11 4QY



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### General Remarks

This two double bedroom semi-detached bungalow occupies a cul-de-sac location within a favoured residential area only a short drive from Wrexham. The property has been comprehensively modernised by the current owner to include new floor coverings throughout, a high quality kitchen with integral appliances and quartz worktops, and a contemporary style bathroom. Double glazed throughout and with a "Worcester" combi boiler, the living accommodation briefly comprises an entrance hallway, living room with patio doors leading out to the rear garden, kitchen, main bedroom, further double bedroom and a family bathroom complete with white suite. An early viewing is strongly advised.

**Location:** The property is situated in a small cul-de-sac within a popular, now established, residential location. The property lies just off the A541 and is convenient to Wrexham (1 mile) and Mold (8 miles). The village of Gwersyllt provides wide-ranging amenities including both Welsh and English speaking Primary Schools, Secondary School, Health Centre, neighbourhood Shopping Centre, Lidl, Railway Station and the Gwyn Evans Sports Complex. The A483 city dual carriageway by-pass is a mile away at Sainsbury's roundabout leading to Chester (12 miles) and the motorway network beyond.

### Accommodation

**Entrance Hallway:** Double glazed composite door to the side elevation. Radiator. Wood-effect flooring. Attic hatch.

**Living Room:** 16' 10" x 11' 3" (5.12m x 3.43m) Double glazed patio doors to the rear elevation. Two radiators. Stunning fire surround. Wood-effect flooring. Solid oak internal door.

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.



**Kitchen:** 11' 9" x 8' 7" (3.57m x 2.62m) PVCu double glazed door and window to the rear elevation. Good quality wall and base units with quartz work-tops and splash-backs. One-and-a-half-bowl stainless steel sink with mixer tap. Integral gas hob. Integral electric oven and separate grill. Cooker hood. Integral fridge. Integral dishwasher. Integral washing machine. "Worcester" combination boiler. Breakfast bar. Contemporary-style radiator. Tiled floor. Down-lighters. Solid oak internal door.

**Bedroom 1:** 12' 7" x 11' 3" (3.83m x 3.43m) PVCu double glazed window to the front elevation.

Radiator. Wood-effect flooring. Solid oak internal door.

**Bedroom 2:** 10' 8" x 9' 9" (3.24m x 2.96m) PVCu double glazed windows to the front and side elevations. Radiator. Wood-effect flooring. Solid oak internal door.

**Bathroom:** 8' 4" x 6' 4" (2.54m x 1.92m) PVCu double glazed window to the side elevation. White three piece suite comprising a panelled bath with shower over, low level w.c. and wash hand basin set into cabinet. Fully tiled walls. Tiled floor. Heated towel rail. Down-lighters. Storage cupboard.









**Outside:** Externally there is a lawned garden to the front of the property with a driveway to the side providing Off-Road Parking leading up to the Detached Garage. The rear garden, which backs onto a grassed area, is ideal for walking the dog and combines a paved Patio with a further lawned section bordered by well stocked beds. There is also a Decked Entertaining Space behind the Garage.

**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 Kitchen.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - 70|C.

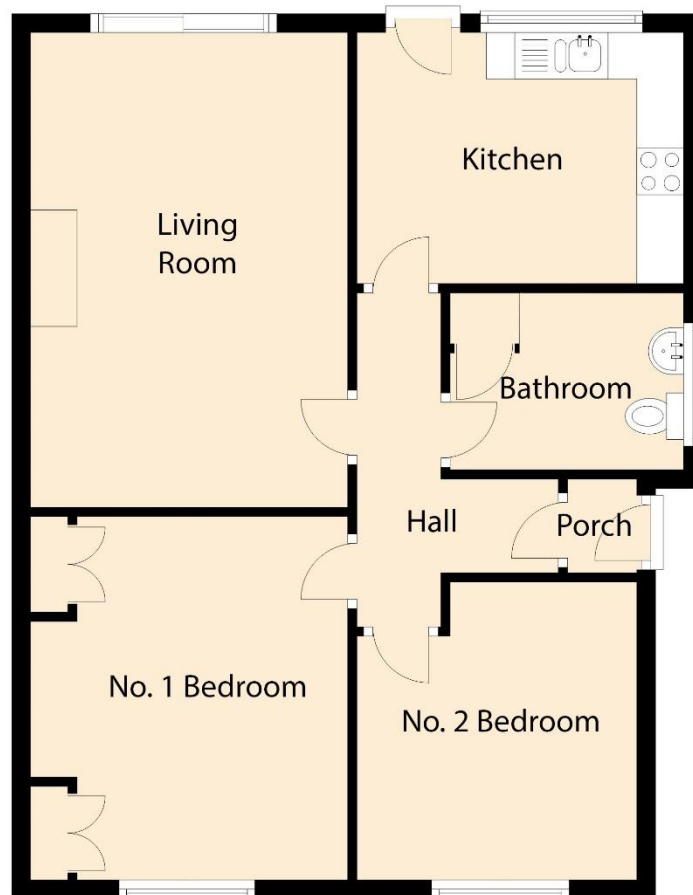
**Council Tax Band:** The property is valued in Band "C".

**Directions:** For satellite navigation purposes use the post code LL11 4QY. From the roundabout above the A483 by Sainsbury's and B & Q, take the third exit signposted A541 Mold. After approximately 600 yards fork left signposted Bryn Hyfryd and then take the fourth turning on the left into Saxon Road. Viking Close is the second turning on the left and the property will be observed on the right-hand side of the cul-de-sac.



## Ground Floor

Approx. 61.5 sq. metres (661.9 sq. feet)



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