



BOWEN

PROPERTY SINCE 1862

Offers in the region of £230,000

3 Bedrooms 1 Bathroom

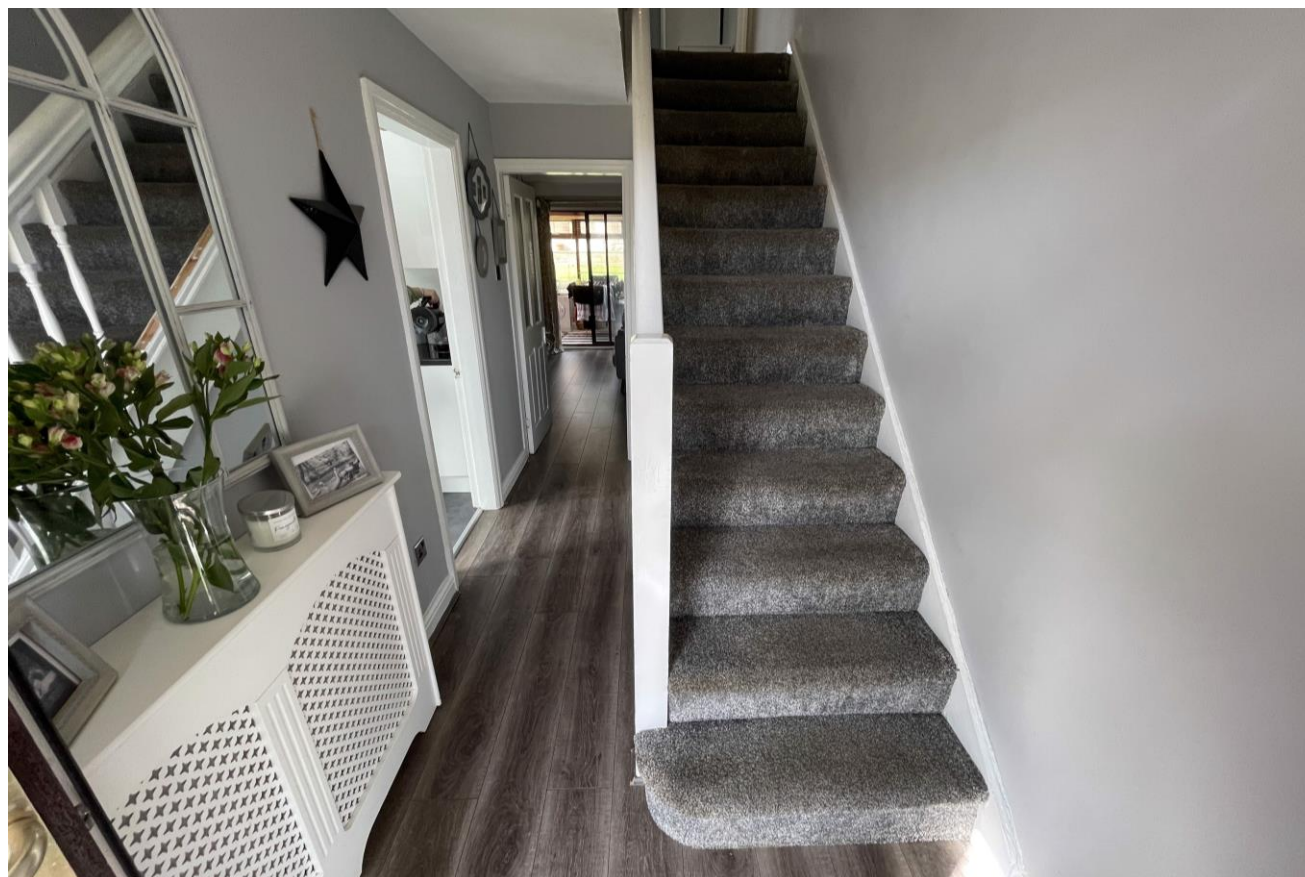
28 Shaftesbury Avenue, Gwersyllt,
Wrexham LL11 4QX

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General Remarks

NO CHAIN - An extended and upgraded semi-detached family home providing two reception rooms, conservatory and three double bedrooms in a cul-de-sac location only two miles from Wrexham Centre.

This modern semi-detached home has a conservatory extension at the rear and a two storey pitched roof extension at the side. It now comprises an entrance hall; two reception rooms; refitted kitchen with white fronted units incorporating a "Bosch" electric double oven and inset gas hob. Upstairs a landing leads to three double bedrooms and a refitted white bathroom. Gas fired central heating is effected by a modern combi boiler and PVCu double glazing with matching fascias is fitted throughout. Outside there is triple width parking at the front. At the rear there is a lower seating area with steps up to a fenced, lawned and flagged garden beyond. NO CHAIN.



Location: The property occupies a slightly elevated position within a cul-de-sac in an established popular residential area. The property lies just off the A541 and is convenient to Wrexham (2 miles) and Mold (8 miles). The village of Gwersyllt provides wide ranging amenities including both Welsh and English speaking Primary Schools; Secondary School; Health Centre; a neighbourhood Shopping Centre; Lidl Supermarket; Rail Station and the Gwyn Evans Sports Complex. The A483 dual carriageway town by pass is a less than a mile away at Sainsbury's roundabout.

Constructed of brick-faced external cavity walls beneath a pitched concrete tile-clad roof.

Accommodation

On The Ground Floor:

Entrance Hall: 12' 8" x 5' 9" (3.86m x 1.75m) Approached through a part coloured lead-lighted double glazed PVCu framed door with plain double glazed side reveal. Grey laminate flooring. Radiator with cover. Understairs storage cupboard. Single power point. Plain plastered walls and ceiling which are common throughout the property.

Kitchen: 12' 8" x 7' 4" (3.86m x 2.23m) Refitted with ranges of white high gloss laminate-fronted units with contrasting work surfaces including a single drainer stainless steel sink inset into a range of four-doored base units, including one corner cabinet with extended work surfaces, beneath which there is a "Bosch" electric double oven and space for a washing machine. Separate drawer pack and work surface with space beneath for a fridge and freezer. Inset gas hob with stainless steel backing and chimney-style filter hood above set between three-doored suspended wall cabinets. Wall mounted "Exclusive" gas-fired central heating boiler. Dual aspect with windows to

front and side having a part double glazed PVCu framed external door. Ceramic tiled floor. Nine power points.

Lounge: 14' 1" x 13' 7" (4.29m x 4.14m) Grey laminate flooring. Deep coved ceiling. Radiator. Three double power points. Television and satellite aerial points. Sliding double glazed patio doors to:

Conservatory: 8' 0" x 7' 4" (2.44m x 2.23m) Of PVCu framed double glazed construction over a cavity brick plinth with a monopitched polycarbonate roof. Ceramic tiled floor. Single external door. Two double power points. Two wall-lights.

Sitting Room: 14' 2" x 7' 9" (4.31m x 2.36m)

Approached through double part-etched glazed doors from the Lounge. Grey laminate flooring. Windows to front and rear. Coved ceiling. Radiator. Television aerial point. Three double power points.

On The First Floor:

Landing: 13' 7" x 6' 8" (4.14m x 2.03m) and 2' 4" (0.71m). Single power point. Loft access-point with drop-down ladder to part boarded Attic. Smoke alarm.

Bedroom 1: 13' 8" x 9' 4" (4.16m x 2.84m) Radiator. Two double and one single power points.

Bedroom 2: 12' 1" x 8' 2" (3.68m x 2.49m) Dual aspect with windows to front and rear. Loft access-point. Inset ceiling lighting. Radiator. One single and one double power points. Television aerial point.

Bedroom 3: 13' 7" x 10' 5" (4.14m x 3.17m) maximum. (into door recess and alcove with twin hanging-rails). Radiator. Coved ceiling. Storage cupboard over-stairs. Light dimmer switch. Two double power points.









Bathroom: 7' 2" x 6' 6" (2.18m x 1.98m) Refitted with a three piece white suite comprising a tile panelled bath with shower screen and mixer tap attachment, pedestal wash hand basin with monobloc mixer tap and close coupled dual flush w.c. Tall storage cupboard. Part tiled walls. Chrome ladder radiator. Electric shaver point. Mirror-fronted medicine cabinet.

Outside: Block pavier drive and gravel covered garden area providing additional Triple Width Parking. Gated pedestrian side path to the rear, which is on two main levels.

To the lower level there is a Seating Area covered with artificial grass having a short flight of steps leading up to a lawned garden and full width flagged Patio with timber Shed. Outside tap and lighting.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Exclusive" gas-fired boiler situated in the Kitchen. The property is wired for a BT telephone system.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

Note: The fitted floor coverings together with certain window coverings are to be included at the sale price.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 69/C.

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

Directions: For satellite navigation use the post code LL11 4QX. Leave Wrexham Centre on the Mold Road continuing past the Football Ground to the large roundabout above the A483 at which take the third exit signposted Mold. Leave at the first slip-road signposted Summerhill/Brynhyfryd onto the Old Mold Road. Take the third turning left into Jutland Avenue. Turn first left onto Shaftesbury Avenue then bear right, when the property will be seen towards the head of the cul-de-sac on the right.

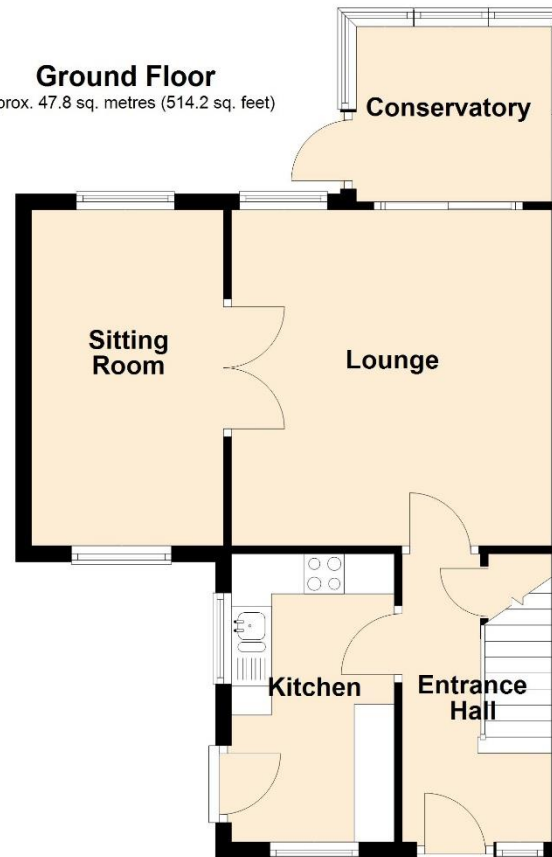
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Get the most out of your property

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. 47.8 sq. metres (514.2 sq. feet)



First Floor
Approx. 40.5 sq. metres (436.2 sq. feet)

