

Town & Country

Estate & Letting Agents

Viking Close, Gwersyllt, Wrexham

£239,950



Tucked away in a quiet cul-de-sac in a sought-after area, this detached home offers easy access to Wrexham, local motorways, and amenities. Set on a fan-shaped plot, the property features UPVC double glazing and gas central heating. The accommodation includes a vestibule, spacious living/dining room, stylish kitchen, sitting room, three bedrooms, modern bathroom, and separate WC.

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DESCRIPTION

Nestled within a quiet cul-de-sac in this highly sought-after area, this detached home offers easy access to Wrexham, local motorway networks, and a wide range of amenities. The property sits on a fan-shaped plot and benefits from UPVC double glazing and gas central heating throughout. The accommodation briefly comprises a vestibule, a spacious living/dining room, a beautifully appointed kitchen, a sitting room under the first-floor landing, three well-proportioned bedrooms, a modern three-piece bathroom suite, and a separate WC.



LOCATION

Gwersyllt offers a charming and peaceful setting with excellent transport links to the town centre, local amenities, and surrounding countryside. This popular area boasts a blend of rural tranquillity and urban convenience, making it ideal for those seeking a family-friendly environment. With easy access to schools, parks, and shops, Gwersyllt provides a welcoming community for all.

STORM PORCH

The storm porch has a quarry tile floor and a courtesy light, providing a welcoming entrance to the property.

VESTIBULE

Entering through an opaque UPVC double-glazed door, the vestibule features wood grain effect laminate flooring, a radiator, and a side-facing window. A single-glazed interior door leads into the living/dining room.



LIVING/DINING ROOM

23'2 x 12'2

This spacious room boasts a continuation of the wood grain effect laminate flooring. A large window faces the front, and patio doors open to the rear garden. The room is heated by two radiators and features a living flame gas fire set within a marble surround. Stairs rise to the first floor with a storage cupboard underneath. A door leads to the kitchen.



oven, induction hob, and stainless steel/glass canopy extractor hood, as well as a washing machine (all by Zanussi). There is space for an American-style fridge/freezer, and a cupboard houses the gas combination boiler. The kitchen features ceramic tile flooring, a window facing the rear, and an opaque UPVC double-glazed door opening to the rear garden.



SITTING ROOM

15'5 x 7'8

A versatile double-aspect room with windows facing the front and side elevations. This room could alternatively be used as a fourth bedroom if needed.

FIRST FLOOR LANDING

The landing has a side-facing window and provides access to all three bedrooms, the bathroom, and the separate WC.



KITCHEN

11'3 x 7'10

The kitchen is fitted with a range of attractive shaker-style wall, base, and drawer units, complemented by stainless steel handles. A generous work surface houses a one-and-a-half bowl stainless steel sink unit with a mixer tap. Integrated appliances include a stainless steel



BEDROOM ONE

11'9 x 11'3

This spacious room features wood grain effect laminate flooring, a window facing the front with a radiator below, and an access hatch to the loft space.



BEDROOM TWO

11'9 x 11'2

Also with wood grain effect laminate flooring, this bedroom has a window to the rear elevation and a radiator beneath.



BEDROOM THREE

8'1 x 7'9

This room features wood grain effect laminate flooring, a window facing the front elevation, and a radiator below.



BATHROOM

7'8 x 4'10

The modern bathroom is fitted with a three-piece white suite, including a panel bath, pedestal wash hand basin, and a shower enclosure with a thermostatic shower. The room is partially tiled and has a radiator and an opaque window to the side elevation.



SEPARATE WC

The WC is fully tiled and fitted with a low-level WC. It has an opaque window facing the side elevation.



EXTERNALLY

Externally, the front of the property features predominantly lawned gardens, off-road parking, and timber side access leading to the rear garden. The rear garden is mainly laid to lawn with mature plants and shrubs,

complemented by a paved patio area. The property is fully enclosed with concrete post and timber fence panels. Offered with no onward chain, this is a fantastic opportunity for those seeking a well-maintained home in a convenient location.



SERVICES TO PROPERTY

The agents have not tested the appliances listed in the particulars.

Tenure: Freehold

Council tax: D £2014

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice (Wrexham)

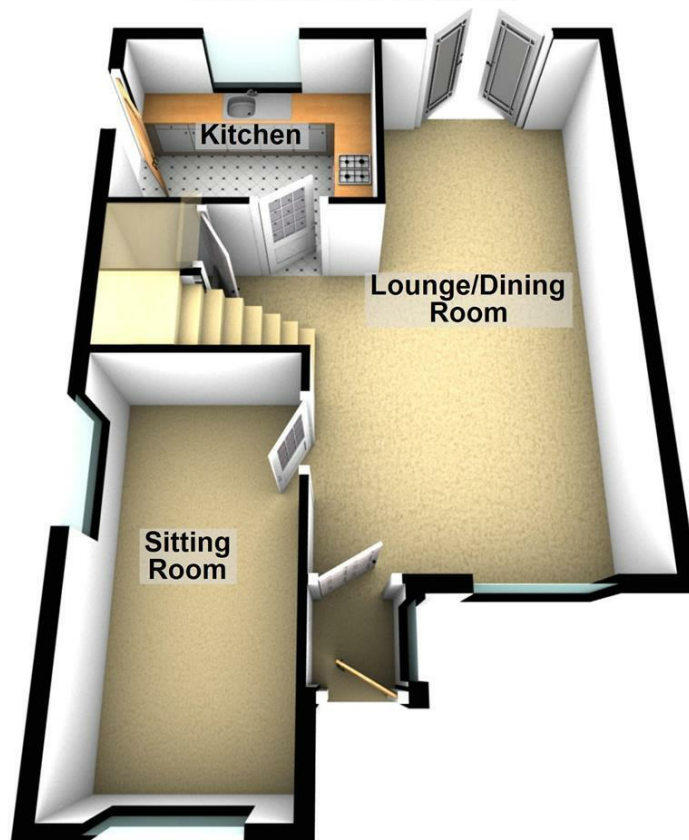
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Ground Floor

Approx. 51.5 sq. metres (554.1 sq. feet)



Total area: approx. 96.2 sq. metres (1035.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.