

# Town & Country

Estate & Letting Agents

Heol Hyfryd, Gwersyllt, Wrexham

£150,000



Located in a quiet cul-de-sac in the sought-after village of Gwersyllt, this well-presented three-bedroom semi-detached home offers convenient access to Wrexham city centre, local motorway links, and a wide range of everyday amenities. The property benefits from UPVC double glazing and gas central heating, and the accommodation comprises an entrance hall, spacious living/dining room with adjoining conservatory, fitted kitchen, first floor landing leading to three bedrooms, modern four-piece family bathroom suite. Externally, the front of the property features brick-block off-road parking for two vehicles. Steps lead down to the front door and continue along the side of the house to the rear garden, which is mainly laid to lawn with a designated seating area. The garden is fully enclosed with timber fencing, providing a private and secure outdoor space.

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## ENTRANCE HALL

And opaque UPVC double glazed door open to timber laminate flooring, a radiator, stairs off rising to the first floor accommodation and a partially glazed door opening to the living/dining room.



## LIVING/DINING ROOM

19'3" x 12'3"

With wood grain affect laminate flooring, two radiators, a window facing the front elevation and a feature fireplace, partially glazed door to the kitchen and patio door opening to the conservatory.



## CONSERVATORY

10'5" x 8'9"

With a ceramic tile floor and constructed of a low brick wall with UPVC double glazed frame and door opening to the garden.



## REAR GARDEN

A slope rear garden with seating area, timber shed outside light and tap all enclosed by fence panels.



## KITCHEN

19'2" x 9'2" max

Installed with wall base and draw units along with work surfaces housing stainless steel single drainer sink unit with mixer tap. Integrated appliances include a double oven hob and extractor

hood along with space and plumbing for a washing machine and space for a dryer. Windows for base both fronts and rear elevations with an under stairs cupboard, wall mounted ideal logic gas boiler, a radiator and a UPVC double glazed back door off.

## FIRST FLOOR LANDING

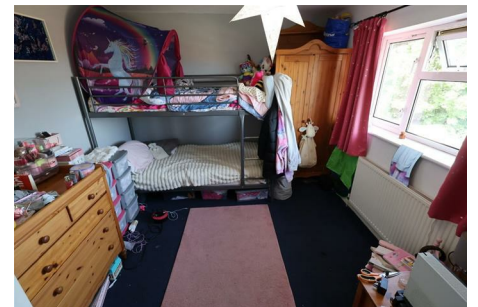
With access to the loft via a retractable ladder and door off opening to 3 bedrooms and the bathroom.



## BEDROOM ONE

12'4" x 9'3"

With a window facing the front elevation and a radiator.



## BEDROOM TWO

13' x 10'

With far reaching views over the rooftops and having a built-in cupboard housing the hot water cylinder, a window to the rear elevation and a radiator.



## BEDROOM THREE

11'9" x 6'2"

Window to the front of the radiator below.



## BATHROOM

8'7 x 6'7

Installed with a four-piece suite comprising a panelled spa bath, low level WC and corner shower enclosure with the thermostatic shower along with a pedestal wash hand basin, a ceramic tile floor with underfloor heating, fully tiled walls with a chrome heated towel rail and opaque windows to the rear elevation.

## 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.

## Services (Wrexham)

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

## To Make an Offer (Wrexham)

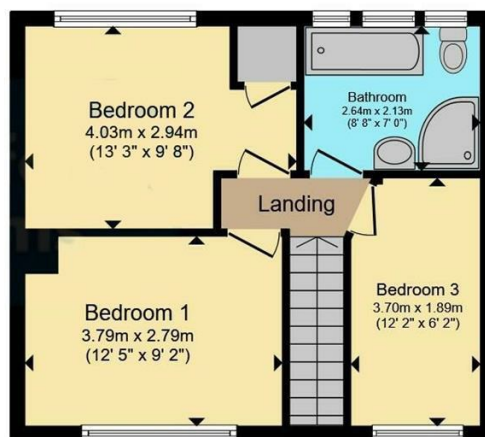
If you would like to make an offer, please contact a member of our team who will assist you further.

## Viewings (Wrexham)

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



**Ground Floor**



**First Floor**

Total floor area 89.3 sq.m. (961 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 58                      | 73        |
| 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.