

Town & Country

Estate & Letting Agents

Maes Gwyrdd, Gwersyllt, Wrexham

£285,000



A modern and spacious three-bedroom detached home offering a large kitchen/diner with French doors, a comfortable living room, ground-floor WC, principal bedroom with en-suite, and a family bathroom. Externally, it provides driveway parking, a garage, and an enclosed rear garden with patio and decking, all set within a popular development close to Wrexham and major transport links.

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DESCRIPTION

Forming part of a modern residential development offering easy access to Wrexham, motorway networks, and a wide range of local amenities, this light and spacious three-bedroom detached family home benefits from UPVC double glazing and gas central heating. The ground floor comprises an inviting entrance hall, cloakroom/WC, living room overlooking the rear garden, and a spacious kitchen/dining room fitted with modern Shaker-style units and French doors to the garden. To the first floor, the landing leads to three bedrooms, including a principal bedroom with en-suite, along with a modern family bathroom. Externally, the property features a lawned front garden and pathway leading to the storm-porch entrance and rear garage access. To the rear is a driveway, garage, and an enclosed garden with lawn, patio, and decked seating area.



LOCATION

Gwersyllt is a well-served suburban village to the north-west of Wrexham, offering excellent local amenities including supermarkets, schools, leisure facilities, and transport links. The area benefits from its own railway station, frequent bus services, and quick access to the A483, making it ideal for commuters. With nearby parks, walking routes, and community facilities, Gwersyllt provides a convenient and family-friendly location.

ENTRANCE HALL

8'4 x 7'9

Featuring a radiator and stairs rising to the first-floor accommodation with a storage cupboard below. Doors open to the kitchen/dining room, living room, and cloakroom/WC.



CLOAKROOM W.C

6'9 x 3'3

Fitted with a modern white suite comprising a dual-flush low-level WC and a pedestal wash hand basin. Includes a radiator, wood-grain effect flooring, recessed ceiling downlights, and an opaque window to the side elevation.



LIVING ROOM

11'9 x 13'5

A well-proportioned reception room with a window overlooking the rear elevation and a radiator below.

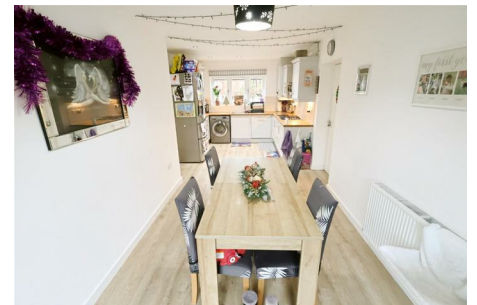


KITCHEN/DINING ROOM

23'4 x 9'0 reducing to 8'8

Laid with wood-grain effect flooring throughout and fitted with two radiators. There is a window to the front elevation, and UPVC double-glazed French doors open into the rear garden. A further door leads into the garage. The kitchen area is fitted with a range of modern Shaker-style wall, base, and drawer

units with stainless steel handles and wood-grain effect work surfaces. These house a stainless-steel one-and-a-half bowl sink with mixer tap and tiled splashback. Integrated appliances include a stainless-steel double oven, hob, extractor hood, and a dishwasher. A cupboard houses the gas combination boiler, and recessed downlights are set within the ceiling.



FIRST-FLOOR LANDING

With a window facing the side elevation, radiator, loft access, and a built-in storage cupboard. Doors lead to all three bedrooms and the bathroom.



BATHROOM

7'8 x 5'8

Fitted with a modern three-piece white suite comprising a panelled bath with electric shower above, dual-flush low-level WC, and a wash hand basin. The walls are part-tiled and

there is a chrome heated towel rail, recessed ceiling lighting, and an opaque window to the front elevation.



PRINCIPAL BEDROOM

15'1 x 10'4

A generous double bedroom with a radiator and a window overlooking the rear elevation. A door opens into the en-suite.



EN-SUITE SHOWER ROOM

Fitted with an oversized shower enclosure with dual-head thermostatic shower, dual-flush low-level WC, and a wash hand basin. The walls are part-tiled and there is a chrome heated towel rail, recessed ceiling downlights, an extractor fan, and an opaque rear-facing window.



BEDROOM TWO

10'5 x 9'4

With a window to the front elevation and radiator below.



BEDROOM THREE

A rear-facing bedroom with a radiator beneath the window.

GARAGE

16'8 x 8'9

Featuring power and light, a pitched roof for storage, an up-and-over door, and a rear access door.



EXTERNALLY

To the front of the property is a lawned garden with a paved pathway leading to the rear garage access, where there is an external light. The pathway also leads to the main entrance door, set within a quarry-tiled storm porch with a courtesy light. There is also an external water supply. The rear garden includes a driveway leading to the garage and a timber gate opening into an enclosed garden. The garden is mainly laid to lawn with a paved pathway, patio area, and a raised L-shaped decked seating area. It is enclosed by a combination of wooden fencing and a brick rear boundary wall.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band E - amount tbc

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 0178 291345.

To Make an Offer (Wrexham)

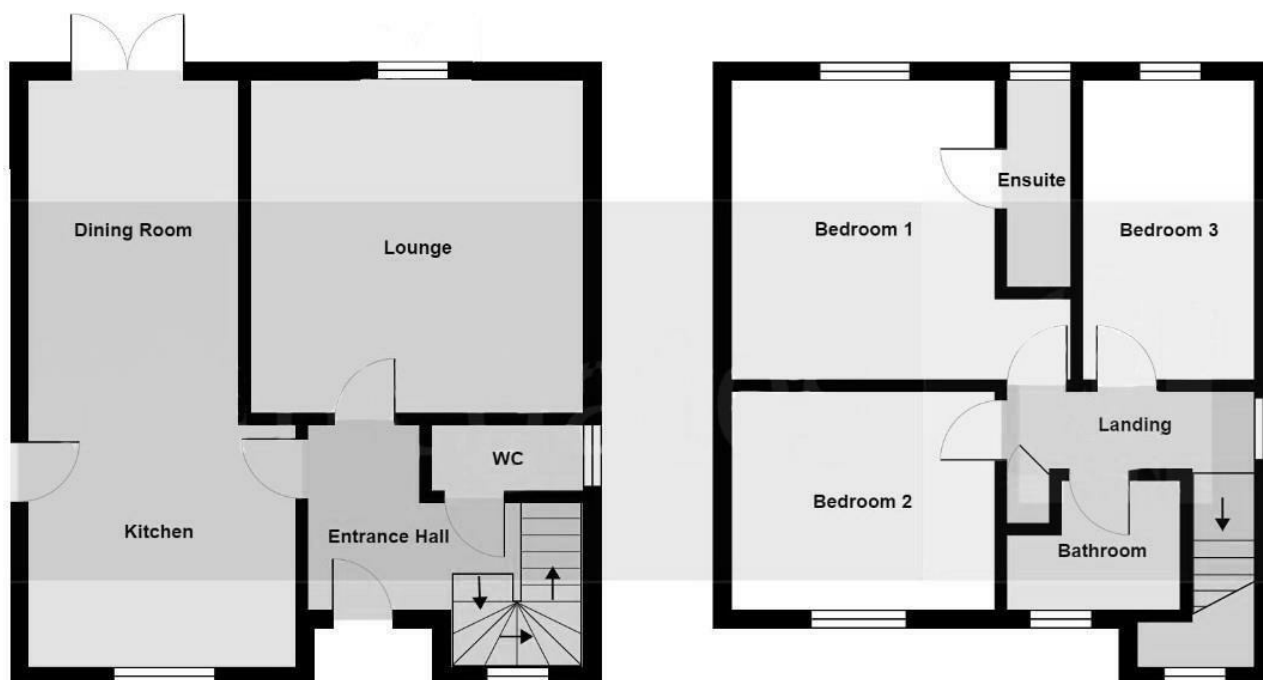
If you would like to make an offer, please contact a member of our team who will assist you further.

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 0178 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.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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	