

38 Lambourne Court

16987



GWERSYLLT

**Offers over
£200,000**

38 Lambourne Court, Gwersyllt, Wrexham, LL11 4FD, LL11 4FD
Offers Over £200,000 16987



DESCRIPTION: Situated on a popular and sought after residential development is this generous size 3 bedroom semi detached property with accommodation to briefly comprise entrance hall, cloakroom, fitted kitchen with integrated appliances, lounge/diner, and to the first floor there is the master bedroom with ensuite, 2 further bedrooms and a family bathroom. The accommodation is complimented by gas heating and UPVC double glazing and externally there are low maintenance gardens, a drive providing off road parking and a single garage. **VIEWING HIGHLY RECOMMENDED. FREEHOLD. COUNCIL TAX BAND D.**

PURCHASERS NOTE: Potential purchasers should note some of the rooms are of an irregular shape.

GEORGE A MURRAY FNAEA – RESIDENT PARTNER
Viewing by arrangement through Wrexham Office
35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275
Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout proceed straight across in the Mold direction, continue over the first roundabout and the development will be noted on the right hand side, turn right into the development and follow the road around to the right and Lambourne Court will be noted on the right, turn right and in a short distance a path will be noted on the right hand side which leads round to the front entrance.

LOCATION: Situated in a popular and sought after location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Stairs rising to first floor. Door leading to front of property.

CLOAKROOM: Panelled radiator. Fitted 2 piece comprising wc and wash hand basin.

KITCHEN: 11' 2" x 9' 3" (3.4m x 2.82m) Panelled radiator. The kitchen is fitted with a range of wall and base units with granite worktop surfaces and inset bowl and drier unit with integrated fridge/freezer, space for cooker with extractor hood above. Partly tiled walls. Space and plumbing for automatic washing machine and dishwasher. Door leading to rear of property.



LOUNGE/DINER: 19' 0" x 18' 5" (5.79m x 5.61m) 2 Panelled radiators. Tv point. Under stairs storage. Wall mounted electric fire. Wood effect floor covering. Patio doors leading to rear garden. Bay window to front elevation.



STAIRS AND LANDING: Loft access. Built in airing cupboard housing boiler. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 15' 5" x 11' 9" (4.7m x 3.58m) Panelled radiator. Fitted wardrobe facilities with over bed storage locker. Separate mirrored wardrobes with sliding doors. Window to rear elevation.



ENSUITE WET ROOM: Panelled radiator. Fitted 3 piece suite comprising wc, wash hand basin set in vanity unit and fitted shower. Part tiled walls.



BEDROOM 2: 10' 2" x 9' (3.1m x 2.74m) Panelled radiator. Fitted range of wardrobe facilities with matching chest of draws. Window to rear elevation.



BEDROOM 3: 9' 3" x 6' 9" (2.82m x 2.06m) Panelled radiator. Window to front elevation.



BATHROOM: Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin set in vanity unit and panelled bath with shower above. Part tiled walls.



OUTSIDE: To the front there is a path and paved area giving access to the front entrance. To the rear there are low maintenance enclosed gardens which are paved along with gated access to the drive providing off road parking for 2 cars and leading to the single garage with up and over door with power and lighting laid on. Garden store to the side of the property. Outside hot and cold-water taps.



TERMS OF SALE: - This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		