



54 Delamere Avenue, Wrexham, LL11 4NG

£205,000

Nestled in the charming area of Gwersyllt, Wrexham, this delightful semi-detached house on Delamere Avenue offers a perfect blend of comfort and convenience. The property briefly comprises of 2 reception rooms, a conservatory and Kitchen to the ground floor and 3 bedrooms and a family bathroom to the first floor. The outdoor space is equally appealing, offering a private garden to the rear and spacious driveway to the front.

Gwersyllt is a lovely community, offering a blend of suburban tranquillity and easy access to local amenities. Residents can enjoy nearby parks, schools, and shops, all within a short distance. This home is perfect for those seeking a peaceful yet connected lifestyle.

In summary, this semi-detached house on Delamere Avenue is a wonderful choice for anyone looking to settle in a welcoming neighbourhood. With its spacious layout and practical features, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this charming property your new home.

Entrance Hallway

Tiled floor, radiator, light fitting, stairs rising and door off to:

Kitchen 11'8" x 7'1" (3.57 x 2.18m)



Tiled floor and walls, UPVC double glazed window to rear and composite door to side elevation. A range of base, wall and drawer units with complimentary worktop over. Inset 11/2 bowl stainless steel sink, integrated electric double oven with gas hob and extractor over. Space & plumbing for washing machine and dishwasher, space for fridge and freezer. Wall mounted Worcester combi boiler.

Living Room 13'5" x 10'9" max (4.09 x 3.28m max)



UPVC double glazed bay window to the front elevation, Wood effect flooring, radiator, light fitting, electric fire with wooden surround. opening through to:

Dining Room 11'10" x 10'9" (3.61 x 3.28m)



Wood effect flooring, radiator, light fitting, Sliding doors to:

Conservatory 10'7" x 9'8" (3.25 x 2.96m)



Wood effect flooring, radiator, ceiling fan light fitting, French doors to garden.

Stairs / Landing

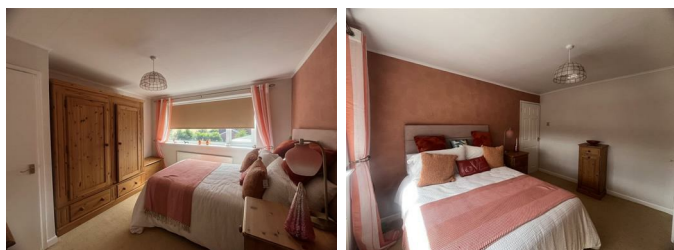
UPVC double glazed window to the side elevation, carpet to floor, access to attic and doors off to:

Bathroom 8'7" x 6'1" (2.62 x 1.87m)



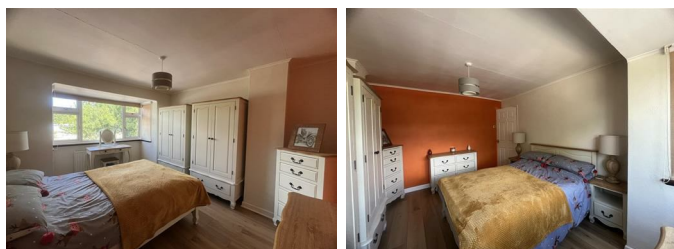
UPVC double glazed window to the side elevation, Fully tiled walls and floor. Close coupled WC, pedestal basin, Panelled P shaped bath with glazed screen and electric shower over. Spotlights and heated towel rail.

Bedroom 2 11'10" x 10'11" (3.63 x 3.35m)



UPVC double glazed window to the rear elevation, carpet to floor, Radiator, Light fitting and built in cupboard.

Bedroom 1 13'11" x 11'0" max (4.25 x 3.37m max)



UPVC double glazed bay window to the front elevation, Wood effect flooring, radiator & light fitting.

Bedroom 3



UPVC double glazed window to the front elevation, carpet to floor, radiator & light fitting.

Externally

Front

Pattern printed concrete driveway to the front and side of the property offering ample off road parking.

Rear



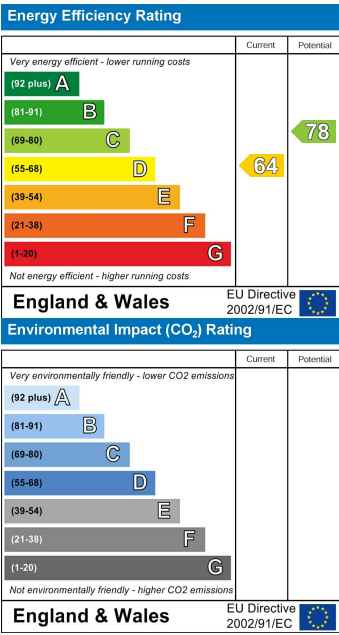
To the rear of the property is a private enclosed low maintenance garden with patio and gravelled areas with timber Summerhouse.

Floor Plan

Area Map



Energy Efficiency Graph



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