



14 Gele Avenue, Wrexham, LL11 4NB

£220,000

Nestled in the charming area of Gwersyllt, Wrexham, this delightful semi-detached house on Gele 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 and garage to the front.

Located in a friendly neighbourhood, this property benefits from local amenities, schools, and parks, making it an excellent choice for families. The transport links are also convenient, providing easy access to Wrexham and beyond.

In summary, this semi-detached house on Gele Avenue is a wonderful opportunity for those looking to settle in a vibrant community. With its spacious layout, lovely garden, and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this charming property your new home.

Call to view on 01978 750234.

Entrance Hallway

Wood effect floor, Radiator, Light fitting, Stairs rising and Doors off to:

Living Room 10'9" x 11'11" (3.29 x 3.64m)



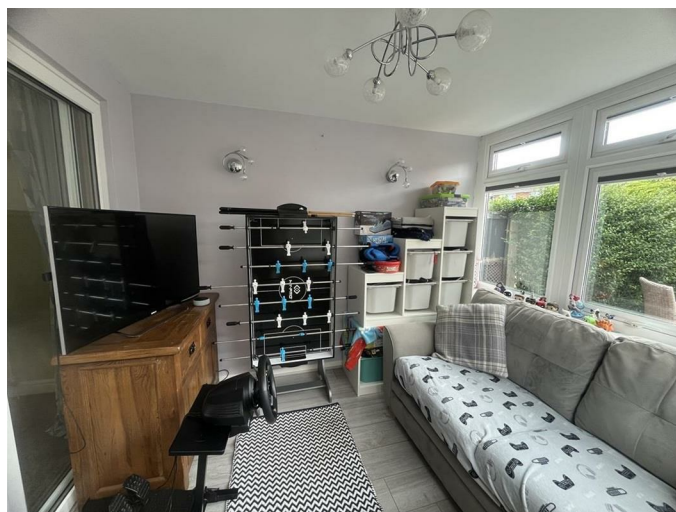
Carpet to floor, UPVC Double glazed window to front elevation, Fire surround with inset fire, Radiator, Light fitting and opening through to:

Dining Room 8'3" x 9'7" (2.53 x 2.94m)



Carpet to floor, Radiator, Light fitting and UPVC Double glazed sliding door to:

Conservatory 9'7" x 8'9" (2.93 x 2.67m)



Wood effect flooring, Wall and ceiling lights, Radiator, Door to garden.

Kitchen 6'11" x 8'3" (2.13 x 2.53m)



A range of base, wall and drawer units with complimentary worktop over, Stainless steel sink, Integrated electric oven with gas hob and extractor over, space & plumbing for washing machine and space for fridge. Radiator, spotlights to ceiling, vinyl floor and tiled splashback. UPVC Double glazed window to rear elevation and part glazed door to side elevation.

Stairs / Landing

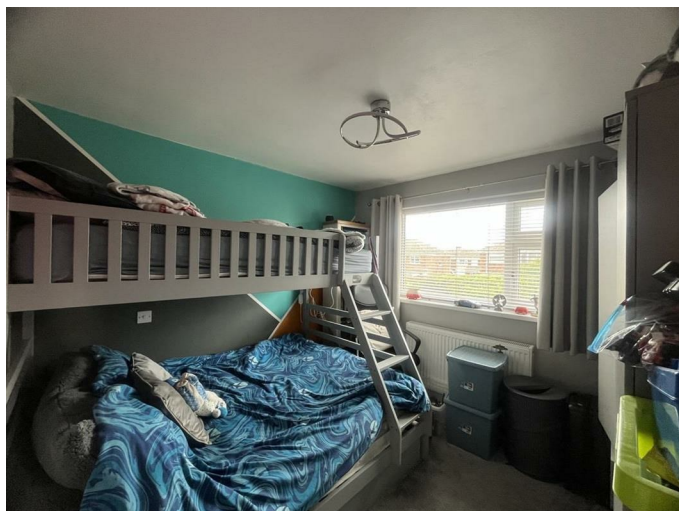
UPVC Double glazed window to side elevation, carpet to floor, access to attic and doors off to:

Bedroom 1 10'11" x 9'8" (3.33 x 2.97m)



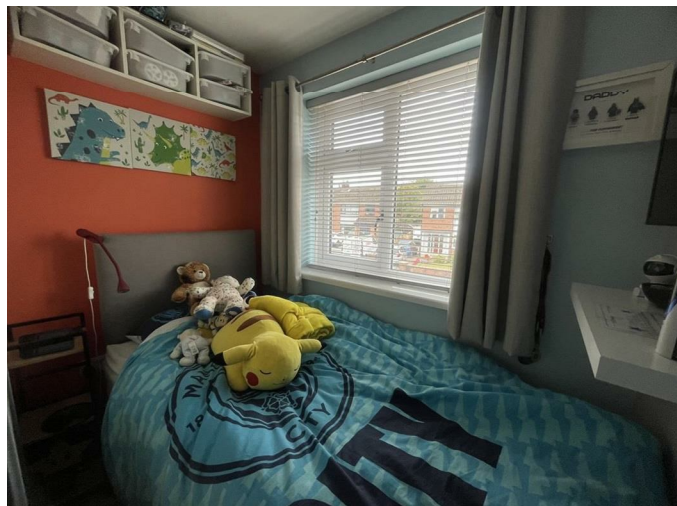
UPVC Double glazed window to front elevation, carpet to floor, radiator, light fitting & built in wardrobes.

Bedroom 2 9'10" x 9'4" (3.00 x 2.87m)



UPVC Double glazed window to rear elevation, carpet to floor, radiator & light fitting.

Bedroom 3 7'1" x 6'6" max (2.16 x 2.00m max)



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

Bathroom 5'5" x 6'11" (1.66 x 2.13m)



UPVC Double glazed window to rear elevation, Fully tiled walls & floor. Close coupled WC, pedestal basin and panelled spa bath with mains powered shower over. Radiator, spotlights and airing cupboard housing combi boiler.

Externally

Front



To the front of the property is a gravelled area with driveway leading to the single detached garage.

Garage

With up and over door, power & light.

Rear



The rear of the property is mainly laid to astro-turf with patio areas, bounded by hedges & fence panels.

Floor Plan

Area Map



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

