



Neston View Mold Road, Wrexham, LL11 4AW

O.I.R.O £150,000

NO ONWARD CHAIN A 2 bedroom semi-detached house in the popular village of Gwersyllt with good transport links and local amenities. The property briefly consists of Entrance Hall, Living Room, Dining Room and Kitchen to the ground floor and 2 Bedrooms and a Bathroom to the first floor. Externally there is an enclosed garden to the rear and a gravelled area to the front.

Ideal for investors and first time buyers, don't miss this opportunity to make it yours.

Call Olivegrove on 01978 750234 to arrange a viewing.

Entrance Hallway

Laminate flooring, stairs rising and door to:

Living Room 11'2" x 11'3" (3.42 x 3.45m)



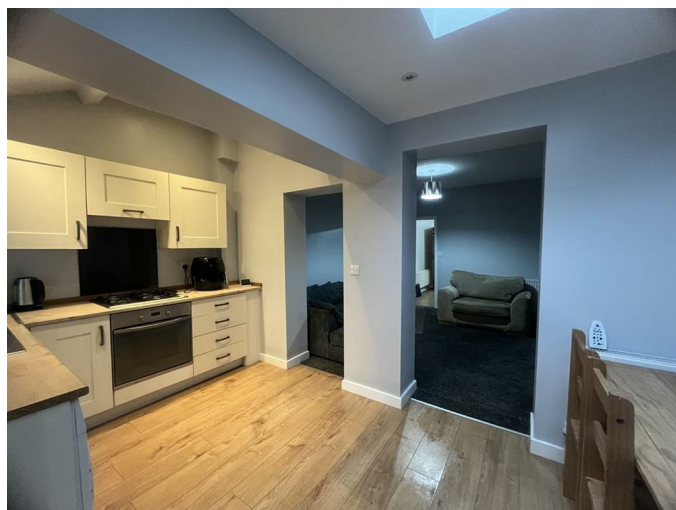
UPVC double glazed window to front elevation. Laminate flooring, feature fire place, light fitting, radiator, sockets and switches. Door to:

Dining Room 10'11" x 13'7" (3.35 x 4.16m)



Carpet to floor, Inglenook fireplace with wood burning stove, light fitting, radiator, sockets and switches. Opening through to

Kitchen 6'11" x 13'6" (2.11 x 4.14m)

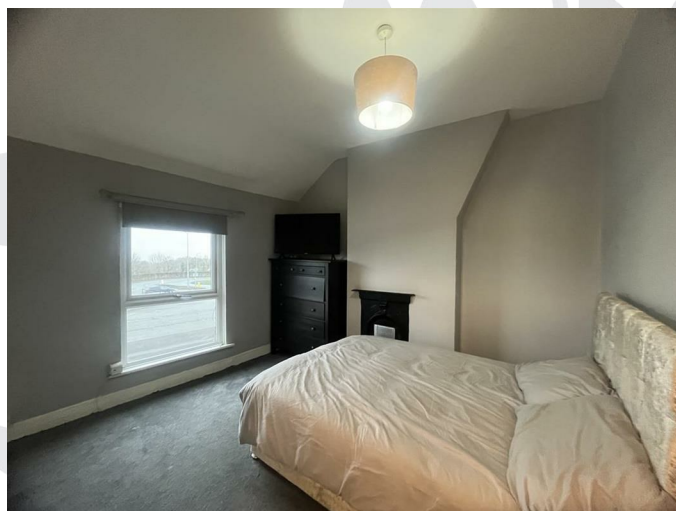


UPVC double glazed window and part glazed door with glazed panel to the rear elevation, roof light and spotlights to ceiling. Laminate flooring. A range of base, wall and drawer units with complimentary worktop over. Integrated electric oven with gas hob and extractor over. Stainless steel sink, space & plumbing for washing machine, space for fridge and freezer. Radiator.

Stairs / Landing

Carpet to floor. Doors off to:

Bedroom 1 11'5" x 10'8" (3.48 x 3.27m)



UPVC double glazed window to front elevation. Carpet to floor, feature fire place, light fitting, radiator, sockets and switches.

Bedroom 2 11'3" x 8'8" (3.43 x 2.65m)



UPVC double glazed window to rear elevation. Carpet to floor, feature fire place, light fitting, radiator, sockets and switches.

Shower Room 7'2" x 4'8" (2.20 x 1.44m)



UPVC double glazed window to the rear elevation. Tiled floor and part tiled walls, close coupled WC, pedestal basin and shower cubicle with mains powered shower, radiator and light fitting.

Externally

Front

Gravelled area with steps & path leading to the front door

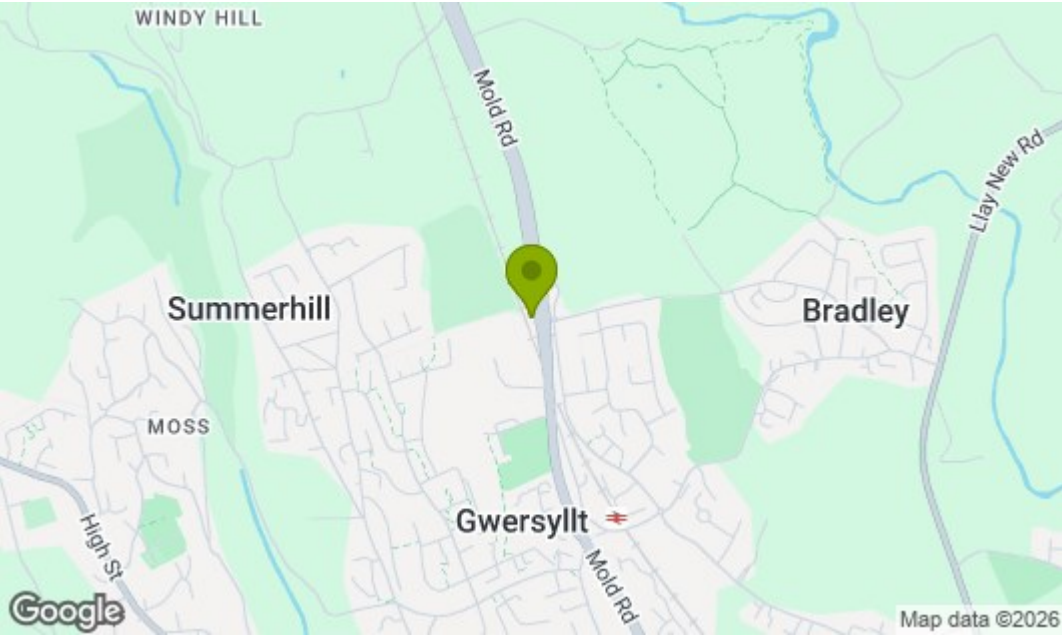
Rear



Mainly laid to lawn with a patio area and bounded by fencing.

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

