



26

Wrexham | | LL11 4YU

£230,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

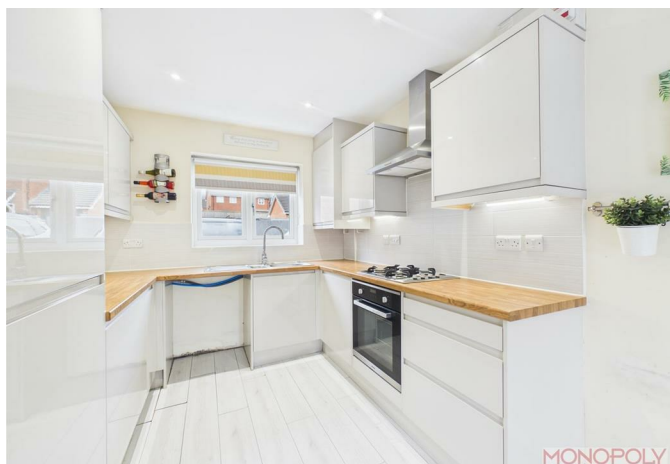
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Situated within the popular residential development of Maes Gwyrdd in Gwersyllt, this well-presented three-bedroom semi-detached family home is offered for sale with the added benefit of no onward chain. The accommodation briefly comprises an entrance hallway with useful storage cupboard, downstairs WC and an impressive open-plan kitchen, dining and living area to the ground floor - creating a bright and sociable space ideally suited to modern family living. To the first floor, the landing leads to three bedrooms and a family bathroom, with the principal bedroom further benefiting from its own en-suite shower room. Externally, the property offers ample off-road parking via a private driveway to the front. To the rear is a thoughtfully landscaped garden featuring a paved patio area, decking, artificial lawn for low maintenance, raised borders and a timber pergola - ideal for outdoor dining and entertaining. Gwersyllt remains a highly convenient and well-connected location, offering a range of everyday amenities including supermarkets, local shops, primary and secondary schools, healthcare facilities and leisure amenities. The area also benefits from scenic countryside walks and green spaces nearby. Gwersyllt train station provides direct links towards Wrexham and Bidston, while the A483 is easily accessible, offering excellent commuter routes to Mold, Chester and beyond. Wrexham City Centre is just a short drive away, providing a wider range of shopping, dining and entertainment facilities.

- THREE BEDROOM SEMI-DETACHED HOME
- ENTRANCE HALL AND DOWNSTAIRS WC
- OPEN PLAN KITCHEN/DINING/LIVING AREA
- PRINCIPAL BEDROOM WITH EN-SUITE
- MODERN BATHROOM
- DRIVEWAY FOR FOUR VEHICLES
- LANDSCAPED GARDEN TO THE REAR WITH PERGOLA
- EPC RATING B
- SOUGHT AFTER RESIDENTIAL LOCATION
- NO ONWARD CHAIN



### Entrance Hall

Composite door leads into entrance hallway with wooden laminate flooring, ceiling light point panelled radiator. Door leading into useful storage area with light, power and shelving. Door to kitchen/living area, downstairs WC and stairs to first floor.

### Open Plan Kitchen/Dining/Living Area

Open plan family area with the kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include fridge-freezer, electric oven, gas hob and extractor above. Space for washing machine. 1.5 stainless steel sink unit with mixer tap above. Space for dining table. Recessed LED lighting, panelled radiator, wooden laminate flooring, two uPVC double glazed windows to the front and side elevation. pendant ceiling light and opening into living area with uPVC double glazed window to the rear along with uPVC double glazed French doors to the rear. Panelled radiator and ceiling light point.

### Downstairs WC

Two piece suite comprising low-level WC and wash hand basin set in a vanity unit. Panelled radiator, wooden laminate flooring, ceiling light point and uPVC double glazed frosted window to the front elevation.

### Landing Area

Access to loft, carpet flooring, cupboard with shelving, ceiling light point, doors to bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point, panelled radiator and door into en-suite.

### En-suite

Three piece suite comprising low-level WC, wash hand basin and waterfall mains shower. UPVC double glazed frosted window to the side, shave point, vinyl flooring, ceiling light point, panelled radiator, part-tiled walls and extractor.

### Bedroom Two

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

### Bedroom Three

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

### Family Bathroom

Three piece suite comprising low-level WC, wash hand basin and panelled bath. Chrome heated towel rail, vinyl flooring, part-tiled walls, extractor, ceiling light point and uPVC double glazed frosted window to the side elevation.

### Outside

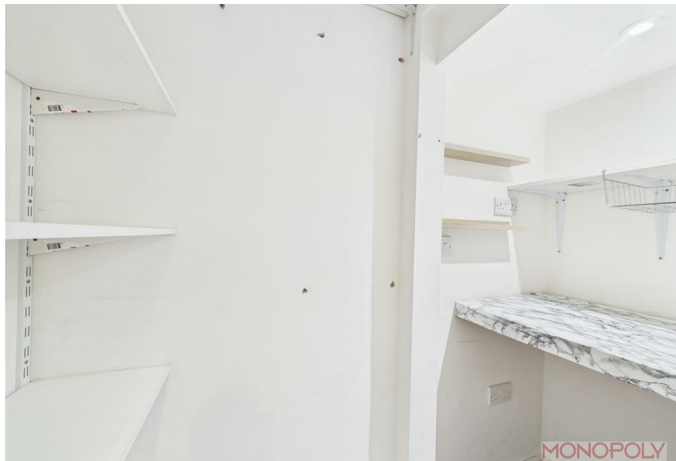
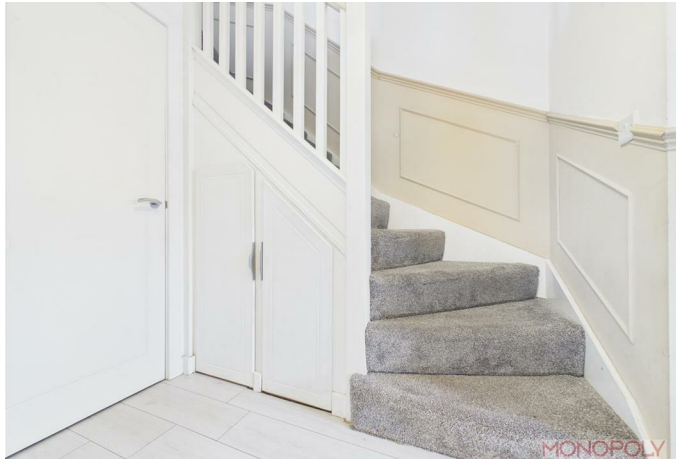
To the front there is a block paved and tarmac driveway with space for four vehicles. There is a timber gate and fence providing access to the rear garden area which has been thoughtfully landscaped and includes a paved patio, artificial lawn, decked seating area with timber pergola raised bedding, timber storage sheds, lighting and ample power sockets. To the border is fence paneling for added security and privacy.

### Additional Information

The property was built by Gower Homes in 2019 and is still under the NHBC warranty. The property is freehold with a service charge of approximately £300 per year.

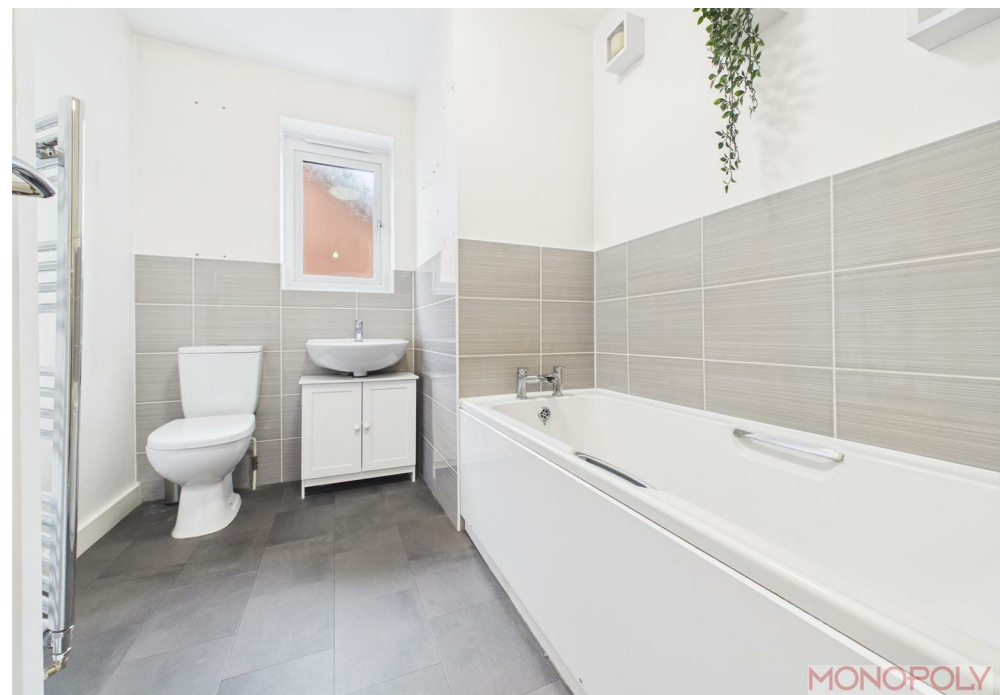
### Important Information

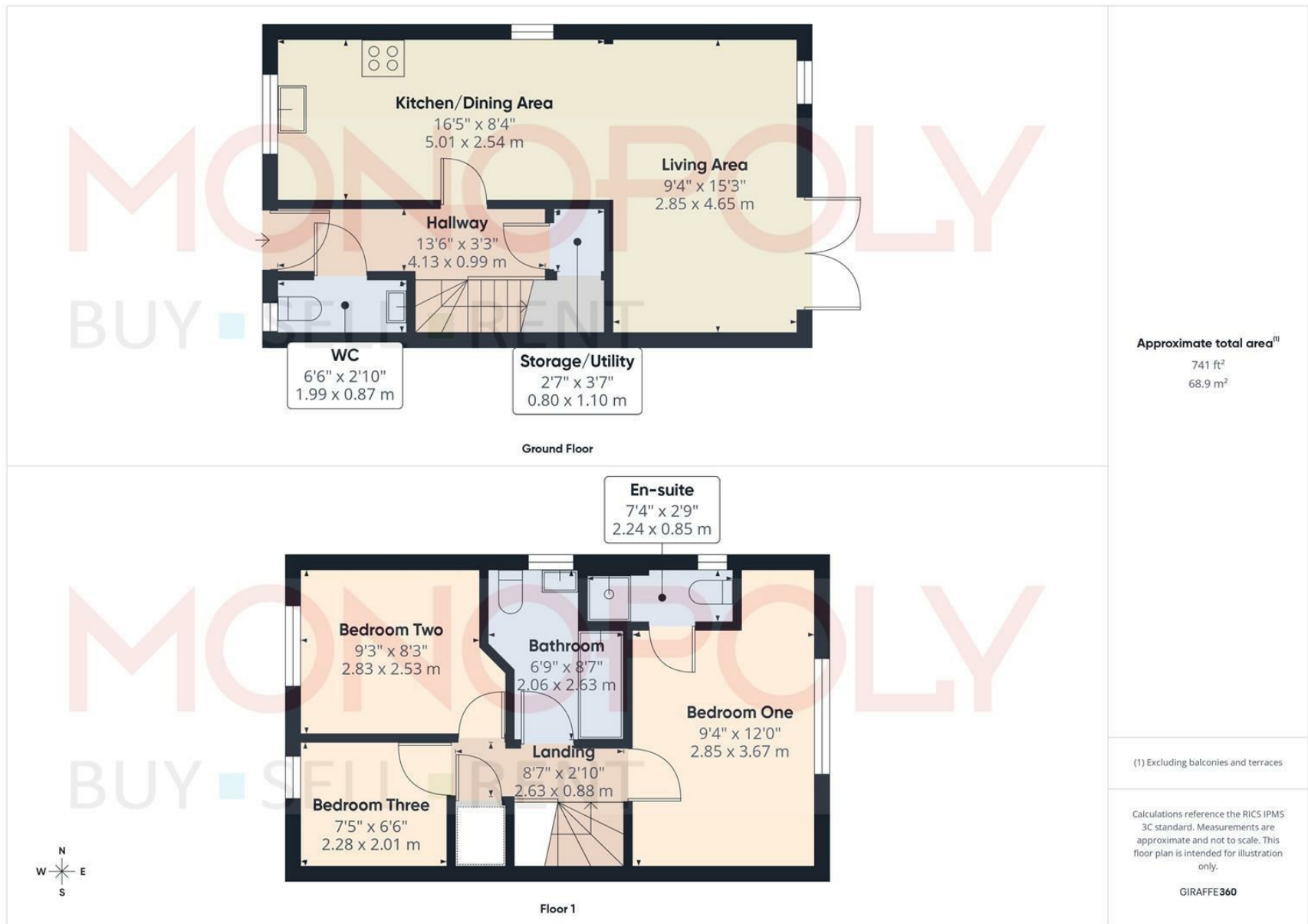




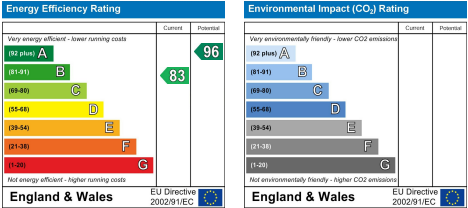
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





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