



12

Wrexham || LL11 4RY

£225,000

MONOPOLY[®]

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Situated on Queensway in Gwersyllt, this well-presented three-bedroom semi-detached home is ideal for families seeking a home in convenient location.

The internal accommodation briefly comprises a welcoming entrance hallway, a lounge, a dining room, and a kitchen.

To the first floor are three well-proportioned bedrooms, along with a three-piece family bathroom.

Externally, the property benefits from a driveway providing off-road parking for three to four vehicles.

The front garden is mainly laid to lawn and bordered by established shrubs and a mature tree.

To the rear, there is a low-maintenance block-paved garden, offering a private and practical outdoor space ideal for seating and entertaining, with a backdrop of mature trees. The property also benefits from a detached single garage.

The area offers easy access to local amenities, including shops, schools, and transport links, with Wrexham City Centre just a short drive away.

Gwersyllt also benefits from its own train station, providing connections to nearby towns and cities.

- THREE BEDROOM SEMI-DETACHED HOME
- ENTRANCE HALLWAY
- OPEN PLAN LIVING/DINING AREA
- KITCHEN
- DETACHED GARAGE
- GARDEN FRONT AND REAR
- DRIVEWAY
- SOUGHT AFTER RESIDENTIAL LOCATION OF GWERSYLLT



Entrance Hallway

A welcoming entrance hallway accessed via a partially glazed entrance door. Storage cupboard, radiator, ceiling light point, wood effect flooring, door into the lounge and kitchen and stairs rising to the first floor.

Lounge

A cosy living room featuring an electric fireplace, radiator, ceiling light point, wood effect flooring, uPVC double glazed window to the front elevation and opening into the dining area.

Dining Room

UPVC double glazed sliding doors to the rear elevation, radiator, ceiling light point and wood effect flooring.

Kitchen

Featuring a range of wall, drawer and base units with complimentary worktop over comprising a 1.5 stainless steel sink and drainer unit with mixer tap over. Integrated appliances to include a four ring gas hob with extractor fan over and an electric oven. Tiled flooring, tiled splashbacks, door into under the stairs storage cupboard, external door to the side and uPVC double glazed window to the rear elevation.

Landing Area

Carpeted flooring, ceiling light point, radiator, carpeted flooring and doors off to the bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the rear elevation, radiator, ceiling light point and laminate flooring.

Bedroom Two

UPVC double glazed window to the rear elevation, radiator, ceiling light point and laminate flooring.

Bedroom Three

UPVC double glazed window to the rear elevation, radiator, ceiling light point and laminate flooring.

Bathroom

A three-piece suite featuring a low-level W.C., pedestal hand wash basin and bath with shower over. Heated towel rail, ceiling light point, extractor fan, tiled flooring, part tiled walls, door into storage cupboard housing the 'Worcester' Boiler and uPVC double glazed window to the rear elevation.

Outside

To the front of the property is a driveway with gates, suitable for three to four vehicles. There is also a pleasant front lawn with established shrubberies and a tree. To the side of the property, the driveway continues and there is a gate to the rear garden. To the rear there is a block paved garden for ease of maintenance, backed by trees for additional privacy. There is also an outdoor tap.

Garage

A single detached garage with uPVC double glazed window to the side elevation.

IMPORTANT INFORMATION

*Material Information interactive report available in brochure section. *

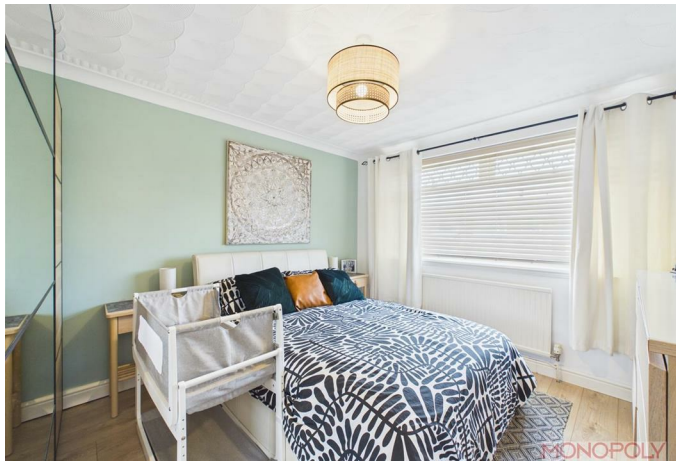
MONEY LAUNDERING REGULATIONS 2003

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.

MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage







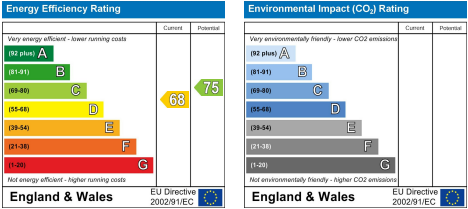


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