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12 Gateway, Wrexham, LL12 7YL

O.I.R.O £220,000

Nestled in the charming area of Gateway, Wrexham, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and 2 reception rooms, this property is ideal for families or those seeking extra space.

Gateway is known for its friendly community and excellent local amenities, making it a wonderful place to call home. With easy access to nearby transport links, you can enjoy the tranquillity of suburban living while remaining connected to the vibrant offerings of Wrexham and beyond.

This semi-detached house is a fantastic opportunity for anyone looking to settle in a welcoming neighbourhood. Don't miss your chance to make this lovely property your own. Call Olivegrove on 01978 750234 to arrange a viewing

Entrance Hallway

Part Glazed UPVC door to side elevation and UPVC double glazed window to front elevation. Carpet, radiator, light fitting, doors off and stairs rising.

Living Room 11'5" x 17'6" (3.48 x 5.34m)




UPVC double glazed windows to front and rear elevations, Carpet, Gas fire, Radiator and Light fitting

Dining Room 9'2" x 10'1" (2.80 x 3.08m)




UPVC double glazed window to front elevations, Carpet, Radiator and Light fitting. Door to:

Kitchen 7'4" x 13'0" (2.25 x 3.98m)




UPVC double glazed window to rear elevation and UPVC part glazed door to side. A range of base, wall and drawer units with complimentary worktop over, Stainless steel sink. Space and plumbing for washing machine, spaces for free standing cooker and fridge freezer. Vinyl floor, part tiled walls and understairs cupboard.

Stairs / Landing

UPVC double glazed window to rear elevation, Carpet, Light fitting, Access to attic and doors off to:

Bedroom 1 10'4" x 11'1" (3.15 x 3.39m)




UPVC double glazed window to front elevation, Carpet, Radiator and Light fitting. Built in wardrobe.

Bedroom 2 9'4" x 12'0" (2.85 x 3.68m)




UPVC double glazed window to front elevation, Carpet, Radiator and Light fitting. Built in cupboard and airing cupboard.

Bedroom 3




UPVC double glazed window to rear elevation, Carpet, Radiator and Light fitting. Built in cupboard.

Bathroom 5'8" x 5'6" (1.75 x 1.69m)



UPVC double glazed window to rear elevation, Light fitting, Radiator, Vinyl floor and Part tiled walls. Panelled bath with shower taps and pedestal basin

Separate WC 4'8" x 2'6" (1.44 x 0.77m)



UPVC double glazed window to rear elevation, Light fitting, Radiator, Vinyl floor and Part tiled walls. Close coupled WC.

Externally

Front / Side



Corner Garden mainly laid to lawn with planted borders and driveway.

Rear

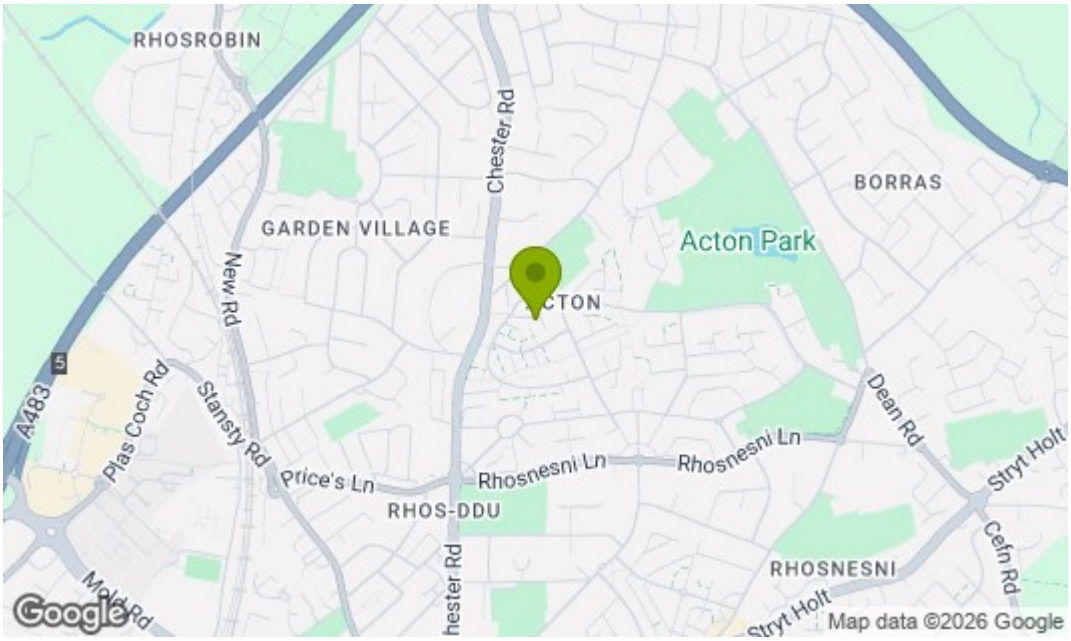




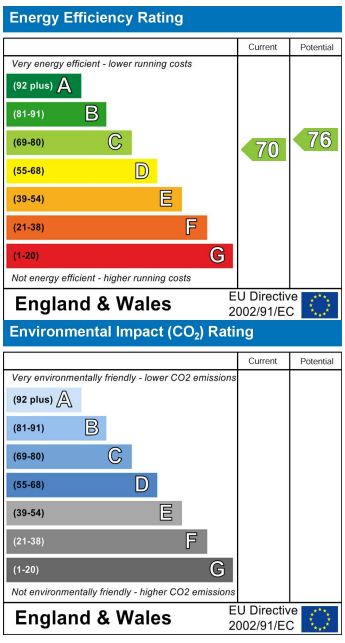
Mainly laid to lawn with planted borders, patio areas and 2 brick built storage sheds

Floor Plan

Area Map



Energy Efficiency Graph



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.

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