Town & Country

Estate & Letting Agents

Neston View, Gwersyllt

Offers Over £135,000









Attractive two-bedroom semi-detached home with no onward chain, UPVC double glazing and gas central heating. Features two reception rooms, a well-equipped kitchen, a modern shower room and gardens to the front and rear.

Imperial Buildings, King Street, Wrexham, LL11 1HE

info@townandcountrywrexham.com

TEL: 01978 291345

Neston View, Gwersyllt

Town & Country
Estate & Letting Agents

DESCRIPTION

A two-bedroom semi-detached property offered for sale with no onward chain. The home benefits from UPVC double glazing, gas central heating and well-presented accommodation comprising an entrance hall, living room, dining/sitting room, kitchen, and a first-floor landing giving access to two bedrooms and a shower room. Externally, there is a lawned front garden with a shared pathway, and a rear garden with a lower patio, timber steps leading to an upper lawn area and various outbuildings.



LOCATION

Gwersyllt is a popular and well-served village situated just outside Wrexham, offering an excellent range of local amenities including shops, cafés, schools and leisure facilities. The area benefits from strong transport links with its own railway station providing easy access to Wrexham and Bidston, as well as convenient road routes towards Chester and the A483. With nearby parks, woodland walks and community facilities, Gwersyllt is a desirable location for families, commuters and first-time buyers alike.

ENTRANCE HALL

The property is entered through a UPVC double-glazed front door, opening into an entrance hall with a partially glazed door leading to the living room, and stairs rising to the first-floor accommodation.



LIVING ROOM

10'10 x 10'8

Featuring a window to the front elevation, a radiator and an exposed brick ornamental fireplace. A door leads through to the dining/sitting room.



DINING/SITTING ROOM

13'3 x 10'8

With an internal window looking into the kitchen, an understairs storage cupboard, a radiator and a feature exposed brick fireplace with a wooden mantel. A door opens into the kitchen.



KITCHEN

13'3 x 8'7

Fitted with gloss wall, base and drawer units complemented by stainless steel handles and a wood-grain effect worksurface housing a stainless steel single drainer sink with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob and extractor hood, with space for a tall fridge-freezer. The floor is ceramic tiled, and there is a radiator. A built-in cupboard houses the Ideal gas combination boiler. A window faces the rear elevation, with a double-glazed skylight set into the ceiling. A UPVC double-glazed door opens out to the rear garden.





FIRST FLOOR LANDING

With a sliding door to the shower room and further doors to both bedrooms.



SHOWER ROOM

7 x 4'3

Fitted with a three-piece white suite comprising a corner shower enclosure with thermostatic control, dual-flush low-level WC and pedestal wash hand basin. Partially tiled walls, extractor fan and an opaque window to the rear elevation.



BEDROOM ONE

10'9 x 10'8

With a recessed area ideal for a wardrobe, a radiator, a window to the front elevation and a cast-iron ornamental fireplace.



BEDROOM TWO

10'9 x 8'6

With a radiator, a cast-iron ornamental fireplace and a window facing the rear elevation.



EXTERNALLY

To the front of the property is a lawned garden with a shared pathway leading to the front door. The rear garden features a brick-block lower patio area with outbuildings requiring attention. Wooden sleeper steps rise to an upper lawned tier of garden, with a timber shed and woodland beyond.

Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band B - £1,706.00

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

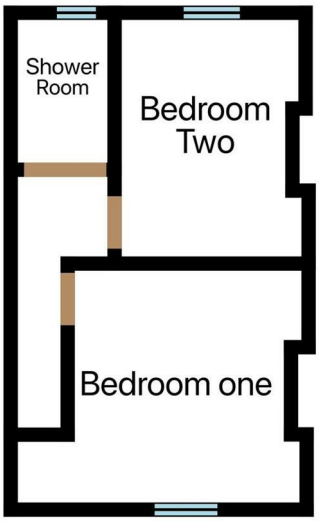
Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

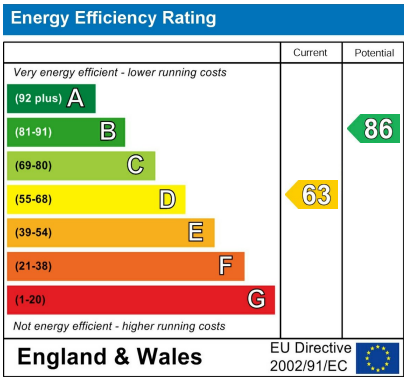
These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

Town & Country
Estate & Letting Agents

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com
TEL: 01978 291345







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 most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.