

# BOWEN

PROPERTY SINCE 1862



Offers in the region of £180,000

11 Carlton Drive, Gwersyllt,  
Wrexham LL11 4RS

🏠 3 Bedrooms

🚿 1 Bathroom

## 11 Carlton Drive, Gwersyllt, Wrexham LL11 4RS



### General Remarks

NO CHAIN - A modern three bedroom semi-detached house with garage requiring updating in a village location with wide ranging amenities three miles from Wrexham.

This 1970's style semi-detached home comprises an entrance hall, lounge and a kitchen diner on the ground floor. Upstairs a landing gives access to three bedrooms, two with fitted wardrobes, and a bathroom with the original suite. Heating is provided by electric night storage heaters and PVCu double glazing is installed with matching fascias and soffits. Outside the property occupies a level plot with established garden areas and a side drive leading to a detached pre-cast single garage. The internal fittings are the original and require updating.

**Location:** The property is situated in an established popular residential area. The property lies just off the A541 and is convenient to Wrexham (2 miles) and Mold (8 miles). The village of Gwersyllt provides wide ranging amenities including both Welsh and English speaking Primary Schools; Secondary School; Health Centre; a neighbourhood Shopping Centre; Lidl Supermarket; Rail Station and the Gwyn Evans Sports Complex. The A483 dual carriageway town by-pass is a less than a mile away at Sainsbury's roundabout.

**Constructed** of brick-faced external cavity walls beneath a tiled roof.

## Looking for that perfect mortgage?

We can help you navigate your way into your new home with independent mortgage advice. For further assistance, simply contact any one of our friendly in office teams.

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

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

BOWEN

1 King Street Wrexham LL11 1HF

SINCE 1862

01978 340000 | [bowen.uk.com](http://bowen.uk.com) | [wrexhamsales@bowen.uk.com](mailto:wrexhamsales@bowen.uk.com)



## Accommodation

### On The Ground Floor:

#### Entrance Hall: 11' 4" x 5' 11" (3.45m x 1.80m)

Approached through a part glazed PVCu framed door with matching side reveal. Electric night storage heater. Telephone point. Smoke alarm. Chamber accommodating the original oil-fired warm air boiler.

#### Lounge: 12' 8" x 10' 10" (3.86m x 3.30m)

Electric night storage heater. Television aerial point. One double and one single power points. Square opening to:

#### Kitchen Diner: 17' 3" x 9' 0" (5.25m x 2.74m)

and 7' 8" (2.33m). Fitted single drainer stainless steel sink unit. Suspended double wall cabinet. Tall larder unit. Island breakfast bar. Electric cooker point. Two double and one single power points. Part double glazed PVCu framed external door to the side drive.





## On The First Floor:

**Landing:** Loft access-point.

**Bedroom 1:** 11' 0" x 10' 2" (3.35m x 3.10m) including a range of two double wardrobes with a central dressing table unit and blanket cupboards above. Electric night storage heater. Single power point.

**Bedroom 2:** 10' 1" x 9' 7" (3.07m x 2.92m) including a range of two double wardrobes with a central dressing table unit and blanket cupboards above. Single power point. Electric night storage heater.

**Bedroom 3:** 7' 2" x 6' 7" (2.18m x 2.01m) including low level stair-head. Single power point.

**Bathroom:** 6' 8" x 5' 5" (2.03m x 1.65m) Fitted three piece white suite comprising a panelled bath, pedestal wash hand basin and low level w.c. Cylinder cupboard over stairs with immersion heater fitted to the hot water cylinder.

**Outside:** Grassed front garden with mature conifer hedgerow to the road frontage and side drive. Concreted side drive to a detached pre-cast Single Garage with timber Shed behind. Level rear garden with concreted Patio and lawn.

**Services:** Mains water, electricity and drainage are connected subject to statutory regulations. It is believed that a gas supply is available from the roadway if so desired.

**Tenure:** Freehold. Vacant Possession on Completion. NO CHAIN.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 39|E.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** For satellite navigation use the post code LL11 4RS. Leave Wrexham Centre on the Mold Road continuing past the Football Ground to the large roundabout above the A483 at which take the third exit signposted A541 Mold. Continue to a set of traffic lights by The Wheatsheaf Inn and turn right in front of Lidl. Continue to a roundabout and turn left. Take the third right and No. 11 will be seen towards the head of the road on the left-hand side.



# Start your property journey with us today

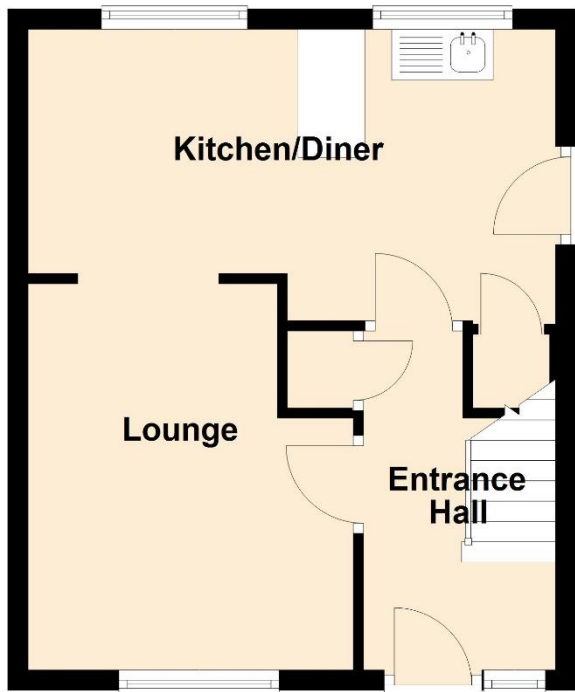
We utilise years of property expertise to help find the right property for you. Whether you're a professional, family or retired, we go the extra mile to ensure you get the most from your home.

[bowen.uk.com](http://bowen.uk.com)



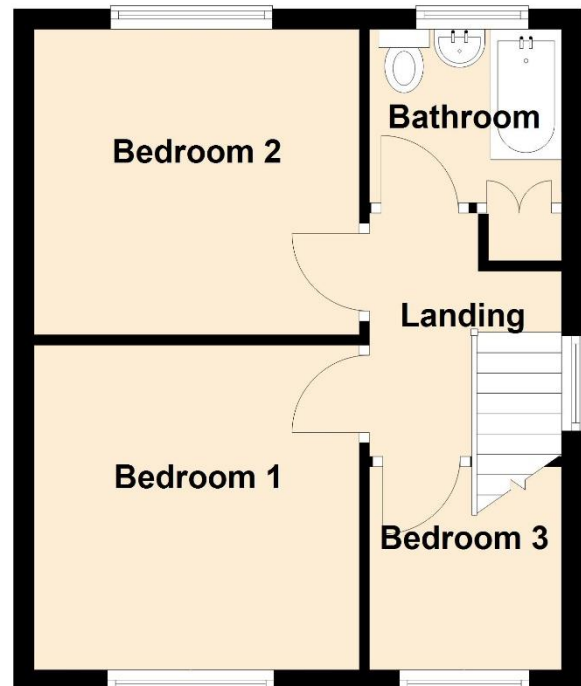
## Ground Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



## First Floor

Approx. 32.8 sq. metres (352.8 sq. feet)



AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.



A property business  
steeped in heritage  
with a forward  
thinking outlook.

[bowen.uk.com](http://bowen.uk.com)

**BOWEN**

PROPERTY SINCE 1862