



4

Wrexham | | LL11 4UN

£195,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

MONOPOLY

BUY ■ SELL ■ RENT

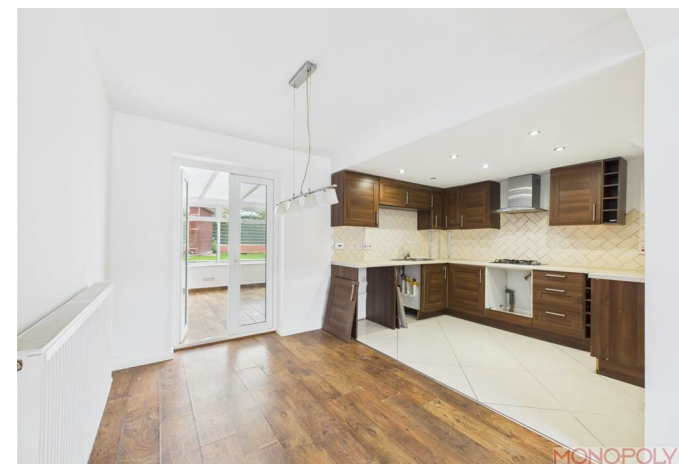
4

Wrexham | | LLI | 4UN

Situated within a cul-de-sac location in the popular residential area of Gwersyllt, this well-presented three double bedroom, three-storey terraced home is offered for sale with the added benefit of no onward chain. In brief, the accommodation comprises an entrance porch, hallway and an open plan living, dining and kitchen area, creating a sociable and versatile ground floor layout. To the rear, a conservatory provides additional reception space overlooking the garden. To the first floor, the landing leads to two well-proportioned double bedrooms and a family bathroom. A further staircase rises to the second floor loft conversion, now utilised as the principal bedroom, benefitting from built-in storage and an en-suite shower room. Externally, the property enjoys a lawned garden to the front and an easy-to-maintain rear garden featuring artificial lawn and a timber shed. Additionally, there is a garage and driveway positioned to the left-hand side of the property providing off-road parking.

Cheviot Close is conveniently situated between Moss and Gwersyllt, with a wide range of local amenities close to hand including shops, schools, eateries, medical facilities and scenic countryside walks. Excellent road links via the nearby A483 provide convenient access to Wrexham, Chester, Mold and the wider North West, making the location ideal for commuters.

- THREE DOUBLE BEDROOM TERRACED HOME
- THREE STOREY WITH LOFT CONVERSION
- PRINCIPAL BEDROOM WITH EN-SUITE
- ENTRANCE PORCH
- OPEN PLAN LIVING/DINING/KITCHEN
- CONSERVATORY
- DOUBLE BEDROOMS
- GARAGE AND DRIVEWAY
- GARDENS FRONT AND REAR
- CUL-DE-SAC LOCATION IN GWERSYLLT



Entrance Porch

UPVC double glazed entrance door and window leads into porch with gloss tiled flooring, ceiling light point, and door into hallway.

Entrance Hallway

Carpet flooring stairs to first floor, ceiling light point and door into living room.

Living Room

UPVC double glazed window to front, wooden laminate flooring, under-stairs storage, ceiling light point, radiator, opening into dining area.

Open Plan Kitchen/Dining Area

Open plan kitchen and dining area housing a range of wall and base units with work surface over. Space for appliances with gas hob and extractor over. Space and plumbing for washing machine and dishwasher. Gloss tiled flooring, recessed LED lighting, wooden laminate flooring to dining area, ceiling light point and radiator. French doors open to conservatory.

Conservatory

Wood effect tiled flooring, uPVC double glazed windows, polycarbonate roof, panelled radiator, wall lights and door into garden area.

First Floor Landing

UPVC double glazed window to the front elevation. Carpet flooring, panelled radiator, two ceiling light points, doors to two bedrooms, family bathroom and stairs to second floor.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

Three piece suite comprising low-level WC, wash hand basin and corner bath with detachable shower head. Slate tiled feature wall, extractor, cupboard housing boiler, ceiling light point, recessed LED lighting, heated towel rail, tiled floor and uPVC double glazed window to the rear.

Second Floor Landing

Carpet flooring, ceiling light point and door into loft conversion/bedroom one.

Bedroom One/Loft Conversion

Spacious bedroom with useful built in storage either side including shelving, clothing rails and drawers. Additional over-head storage, wooden laminate flooring, radiator, ceiling light point, additional recessed LED lighting, two Velux lights to front and door into en-suite.

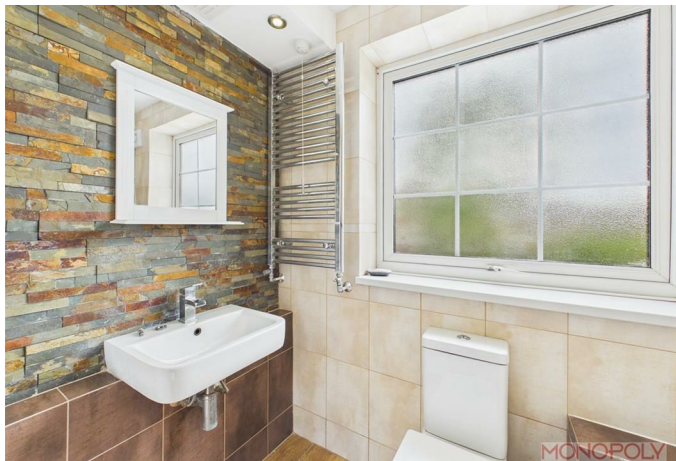
En-suite

Three piece suite comprising low-level WC, pedestal wash hand basin and enclosed shower cubical. Tiled walls, tiled flooring, extractor and uPVC double glazed window to the rear.

Outside

Attractive mature palm tree creating a striking focal point to the front garden along with paved pathway to the entrance. There is a shared access pathway to the rear. The rear garden is designed for ease of maintenance with steps leading up to an artificial lawned area, timber shed and fencing to the boundary.





Garage

Separate to the property, the middle of three garages, there is a patterned concrete driveway with access to a garage with up and over door, power and lighting.

Additional Information

The property has been decorated throughout. The combination boiler was installed four years ago in 2022. The open plan kitchen, dining and living area along with the loft conversion were completed in accordance with building regulations, including inspection and approval by Wrexham Council. The property hold an EICR (Electrical Installation Condition Report) which was completed in 2022 and available upon request.

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.



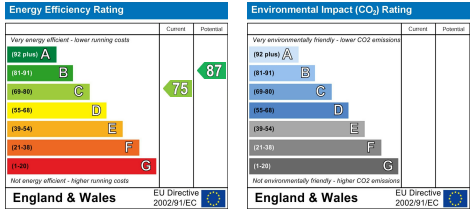


MONEY LAUNDERING REGULATIONS 2003

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.







Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT