



34 Ashbourne Avenue, Wrexham, LL11 4RR

O.I.R.O £195,000

Nestled in the charming area of Gwersyllt, Wrexham, this delightful semi-detached house on Ashbourne Avenue offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

The layout of the house is both practical and inviting, providing a warm atmosphere that makes it feel like home. The property briefly comprises of Entrance Hallway, Living Room & Kitchen / Diner to the ground floor with 3 Bedrooms and the Family Bathroom to the first floor, externally there are gardens front and back with a driveway leading to a garage.

The surrounding area of Gwersyllt is known for its community spirit and accessibility to local amenities, including shops, schools, and parks. This makes it an excellent choice for those who appreciate a friendly neighbourhood atmosphere while still being close to the conveniences of town life.

In summary, this semi-detached house on Ashbourne Avenue presents a fantastic opportunity for anyone looking to settle in a welcoming community. With its three bedrooms and generous parking, it is a property that promises both comfort and practicality. Do not miss the chance to make this lovely house your new home, call Olivegrove on 01978 750234 to arrange a viewing

Entrance Hallway

UPVC double glazed door with double glazed panel to the side, Radiator, Lighting fitting, storage area, stairs rising and doors off to:

Living Room 10'11" x 12'11" max (3.35 x 3.94m max)



UPVC double glazed window to front elevation, Laminate floor, Electric fire, Radiator, Light fitting, aerial and ADSL.

Kitchen / Diner 9'11" x 17'1" (3.04 x 5.23m)



2 x UPVC double glazed windows to rear elevation, tiled floor, radiator, spotlights and sockets. A range of base wall and drawer units with complimentary worktop over and inset stainless steel sink. Space for a range style cooker with extractor over, space for washing machine, dishwasher and fridge freezer.

Stairs / Landing

UPVC double glazed window to side elevation, carpet to floor, access to attic, smart control thermostat and doors off to:

Bedroom 1 11'11" x 8'10" to fitted wardrobes (3.64 x 2.71m to fitted wardrobes)



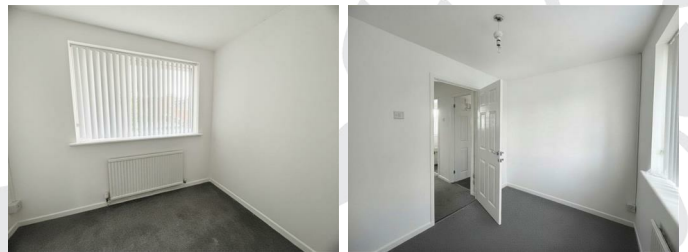
UPVC double glazed window to front elevation, carpet to floor, radiator, Light fitting, sockets and fitted wardrobes.

Bedroom 2 10'5" x 11'0" max (3.19 x 3.36m max)



UPVC double glazed window to rear elevation, carpet to floor, radiator, Light fitting and sockets

Bedroom 3 7'4" x 8'11" (2.26 x 2.73m)



UPVC double glazed window to rear elevation, carpet to floor, radiator, Light fitting and sockets

Bathroom



UPVC double glazed window to front elevation, Vinyl flooring and part tiled walls. Panelled bath with shower taps, pedestal basin, close coupled WC and heated towel rail.

Externally

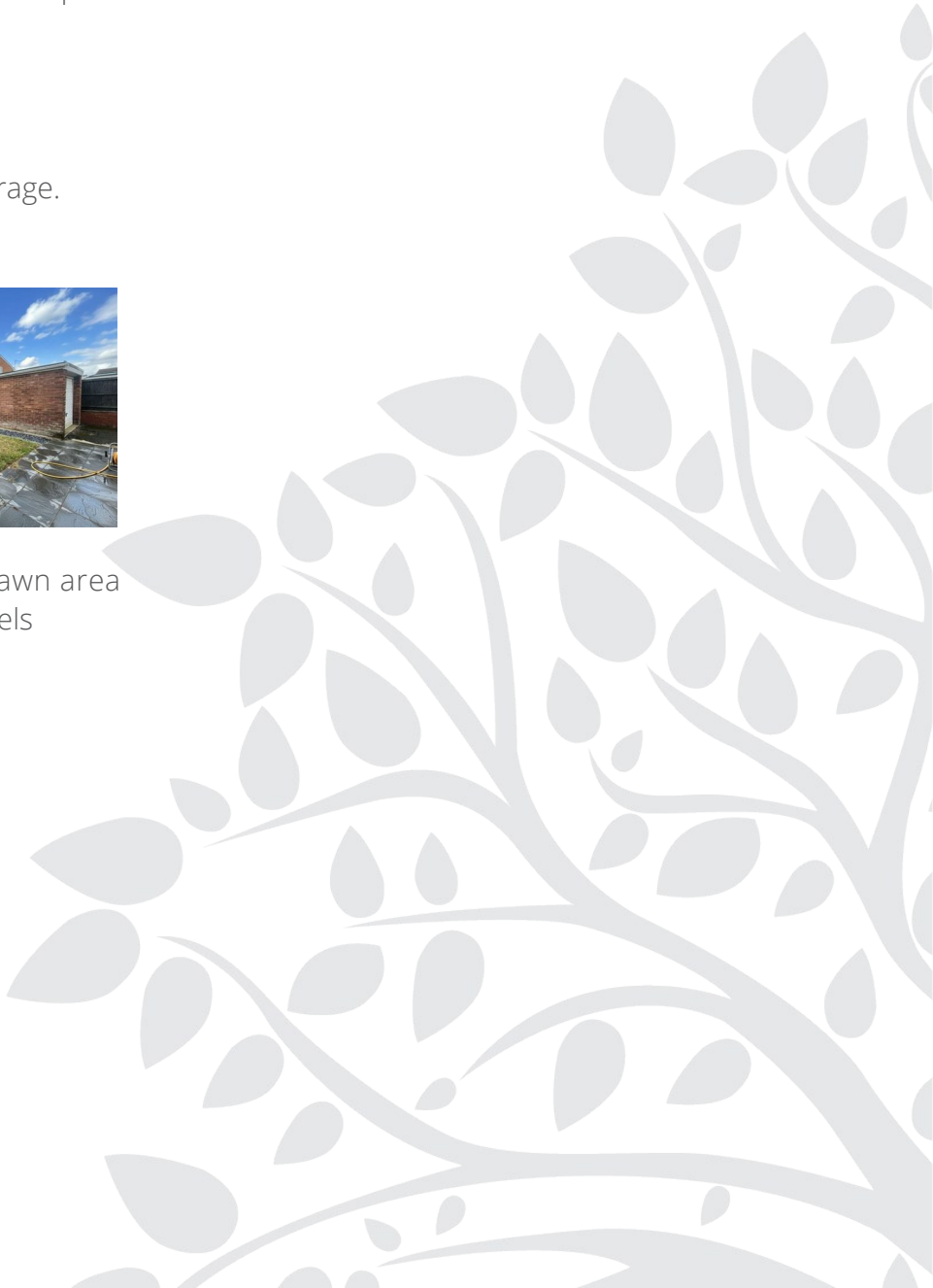
Front

Lawned area with driveway leading to garage.

Rear



Enclosed rear garden with Patio area, lawn area and decking area, bounded by fence panels

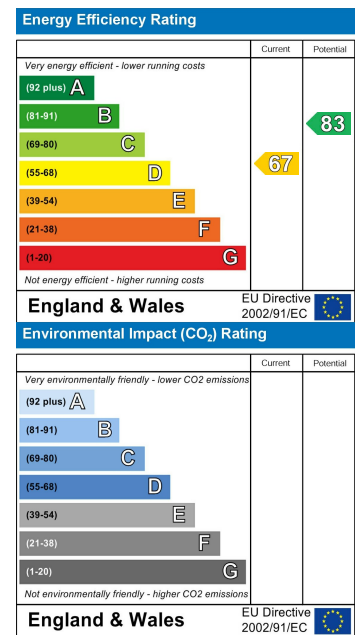


Floor Plan

Area Map



Energy Efficiency Graph



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