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14 Heatherdale Close, Wrexham, LL11 4SZ

O.I.R.O £175,000

A 2 bedroom semi detached house in the popular village of Gwersyllt, with good local amenities and transport links. The property briefly comprises of Entrance Hallway, Living Room, Kitchen and Conservatory to the ground floor and 2 good size bedrooms and a bathroom to the first floor. Externally there are gardens to the front and rear and a driveway offering ample off road parking.

Call Olivegrove on 01978 750234 to arrange a viewing.

Entrance Hallway

Tiled floor, UPVC double glazed window side elevation, light fitting, door to:

Living Room 12'7" x18'7" max (3.84 x5.67m max)




Wood effect flooring, UPVC double glazed window front elevation, Radiator, 2 light fittings, sockets and switches.

Kitchen 12'7" x 9'5" (3.84 x 2.89m)




UPVC double glazed window side elevation, Tiled floor and splashbacks. A range of base, wall and drawer units, inset stainless steel sink, integrated electric oven with gas hob and extractor over, space & plumbing for washing machine and space for fridge freezer. Radiator, light fitting, sockets and switches. Door to:

Conservatory 11'0" x 8'2" (3.37 x 2.50m)



Tiled floor, light fitting, radiator, sockets & switches.

Stairs / Landing

Carpet to floor, access to attic, light fitting & doors off to:

Bedroom 1 12'7" x 10'1" (3.85 x 3.09m)



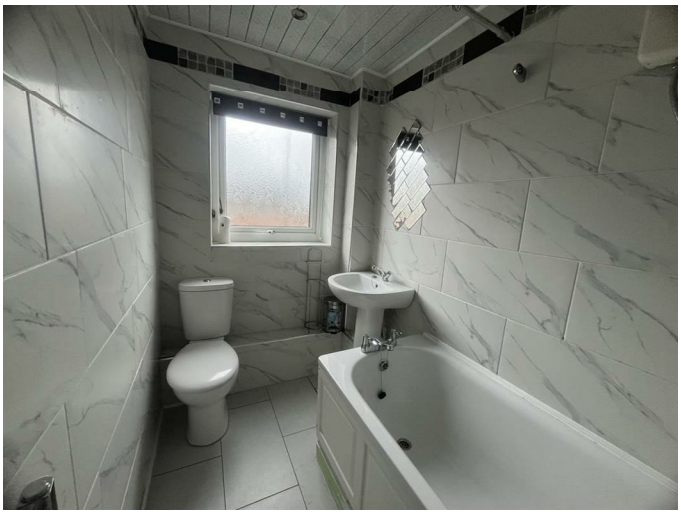

Carpet to floor, 2 x UPVC double glazed windows to front elevation, Radiator, light fitting, sockets and switches.

Bedroom 2 12'8" x 8'11" (3.87 x 2.74m)




Wood effect flooring, UPVC double glazed window to rear elevation, Radiator, light fittings, sockets and switches. Built in cupboard.

Bathroom 8'5" x 4'10" (2.58 x 1.48m)



Tiled floor and walls, UPVC double glazed window side elevation, heated towel rail, Pedestal basin, close coupled WC and panelled bath with electric shower over.

Externally

Front

To the front of the property is a driveway offering ample off road parking and a lawned area.

Rear

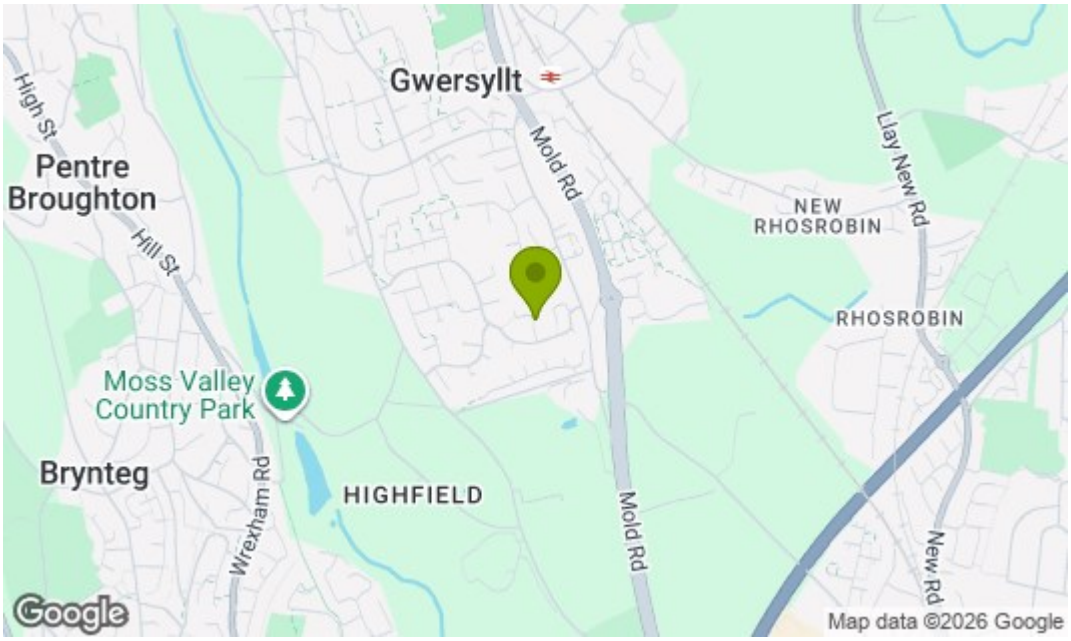




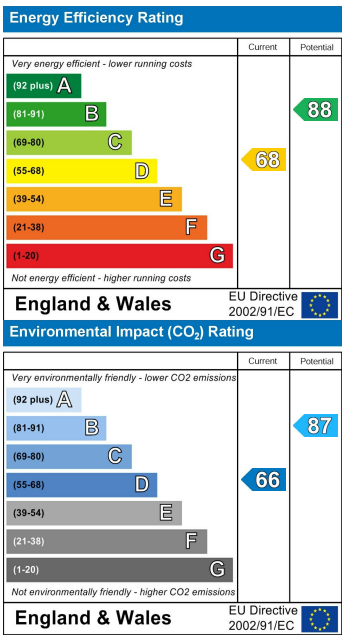
An enclosed rear garden mainly laid to lawn with mature plants and shrubs.

Floor Plan

Area Map



Energy Efficiency Graph



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