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Gwersyllt | Wrexham | LL11 4EF

£170,000

MONOPOLY[®]

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Gwersyllt | Wrexham | LLI | 4EF

A brilliant opportunity to purchase a three bedroom semi detached property situated in Gwersyllt, Wrexham. The internal accommodation comprises an entrance hall, two reception rooms, kitchen, rear hall, downstairs wc and utility area. To the first floor are three bedrooms and a bathroom. Externally the property benefits from off road parking and generous gardens to the front and rear. Located in Gwersyllt, with a wide range of local amenities within walking distance including shops, schools, public houses and medical centres. The area also offers excellent transport links, with Wrexham and Mold close by and convenient access to the A483 bypass, providing routes to Chester, Oswestry and further afield.

- A THREE BEDROOM SEMI DETACHED HOUSE
- TWO RECPTION ROOMS
- KITCHEN, DOWNSTAIRS WC & UTILITY AREA
- FAMILY BATHROOM
- GENEROUS REAR GARDEN
- OFF ROAD PARKING
- NO ONWARD CHAIN!



Entrance Hall

Upvc entrance door, carpet, stairs rising to the first floor, under stairs storage, doors to both reception rooms.

Dining Room

Carpet, gas fire, bay window to front.

Living Room

Carpet, window to front, door to kitchen, gas fire.

Kitchen

Fitted with a range of wall and base units, worktops over, stainless sink/drain, mixer tap, space for cooker, window to rear, wall mounted gas boiler, door to rear hall.

Rear Hall

Doors to wc and utility, external door to rear garden.

WC

With wc and window to side.

Utility

Window to rear, plumbing for washing machine.

Bedroom One

Carpet, window to front, built in storage cupboard.

Bedroom Two

Carpet, window to rear, built in wardrobe and storage cupboard.

Bedroom Three

Carpet and window to front.

Bathroom

Panel bath with electric shower over, tiled splashback, shower screen, wc, hand wash basin, two windows to rear.

Outside

Front - Vehicle gates opening to concrete drive with space for two to three cars, front garden with lawn and mature planting, gate to rear garden.

Rear - Hardstanding area adjacent to the rear of the house, lawn, path to rear, raised area previously the base of a garage, slate area to rear, fencing to boundaries.

There is an additional parcel of land to the rear of the garden please see title plan in Key Facts for Buyers Report.

IMPORTANT INFORMATION

*Material Information interactive report available in brochure section. *

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.

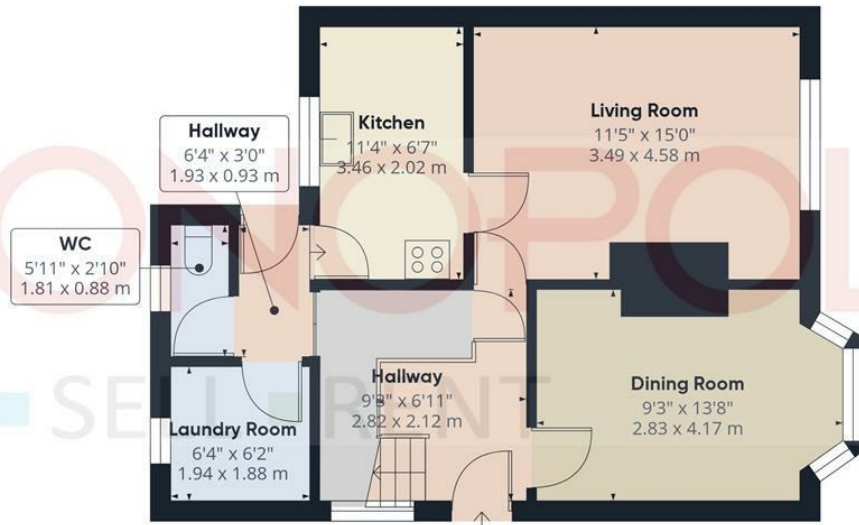
MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage



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Ground Floor



Floor 1



Approximate total area⁽¹⁾
 929 ft²
 86.4 m²

(1) Excluding balconies and terraces.

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Future	Current	Future
Very energy efficient - lower running costs 92-95% A		Very environmentally friendly - lower CO ₂ emissions 82-91% A	
91-91% B		81-91% B	
89-90% C		80-90% C	
85-89% D		75-80% D	
83-84% E		69-84% E	
81-83% F		61-79% F	
74-80% G		41-60% G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



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