

BOWEN

PROPERTY SINCE 1862



Asking Price £185,000

17 Cheviot Close, Gwersyllt,
Wrexham, LL11 4UN

🏠 3 Bedrooms

🚿 1 Bathroom

17 Cheviot Close, Gwersyllt, Wrexham LL11 4UN



General Remarks

Located in a quiet cul-de-sac in the popular village of Gwersyllt this three bedroom mews style property is a welcome addition to the property market, and an early viewing is strongly advised. The property is well appointed throughout and boasts a modern style kitchen and bathroom as well as a landscaped rear garden a block paved driveway and a single garage. Internally the property briefly comprises an entrance porch, hallway, a living room which is open plan to the dining room, a kitchen, landing, two double bedrooms, a single bedroom, and a family bathroom.



Accommodation

Ground Floor:

Entrance Porch: Upvc double glazed door to the front elevation, windows to the front and side elevations, tiled floor.

Hallway: Upvc double glazed door to the front elevation, radiator, wood effect flooring.

Living Room: 12' 7" x 10' 11" (3.83m x 3.33m) Upvc double glazed window to the front elevation, radiator, wood effect flooring, feature fire surround, coved ceiling, arch through to the Dining Room.

Dining Room: 11' 3" x 7' 11" (3.42m x 2.41m) Upvc double glazed French doors to the rear elevation, radiator, wood effect flooring, coved ceiling.

Kitchen: 11' 4" x 7' 4" (3.45m x 2.24m) Upvc double glazed door and window to the rear elevation, wall and base units with complimentary worktops, sink and drainer unit with mixer tap, integral gas hob, cooker hood, integral electric oven, plumbing for washing machine, space for fridge, localised wall tiling, wood effect flooring, downlighters, cupboard housing a combination boiler.

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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.

Landing: Wood effect flooring, attic hatch, storage cupboard.

Bedroom 1: 11' 11" x 8' 6" (3.63m x 2.6m) Upvc double glazed window to the rear elevation, radiator, wood effect flooring.

Bedroom 2: 10' 8" x 8' 10" (3.26m x 2.68m) Upvc double glazed window to the front elevation, radiator, wood effect flooring.

Bedroom 3: 7' 9" x 6' 9" (2.37m x 2.06m) Upvc double glazed window to the front elevation, radiator, wood effect flooring.

Bathroom: 6' 8" x 5' 7" (2.03m x 1.7m) Upvc double glazed window to the rear elevation, white 3 piece suite, panelled bath, low level wc, pedestal basin, fully tiled walls, tiled floor, heated towel rail, downlighters.

Outside: There is a block paved driveway to the front of the property providing off road parking. To the rear of the property there is a landscaped garden which combines a paved seating area leading off the kitchen with a split level gravelled section beyond for ease of maintenance.





Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted combination boiler located in the kitchen.

Tenure: Freehold, Vacant possession on completion.

Viewing: By prior appointment with the agents.

EPC: EPC Rating – 73|C.

Council Tax: The property is valued in Band “C”.

Directions: Proceed out of Wrexham city centre on Mold Road and at the first roundabout take the second exit, and at the A483 roundabout take the second exit again and continue along Summerhill Road. Once in the village take a left hand turning into Pendine Way just before the traffic calming zone. Take the next right into Beacon Road, and then right again into Cheviot Close and the property will be observed on the left-hand side of the cul-de-sac.



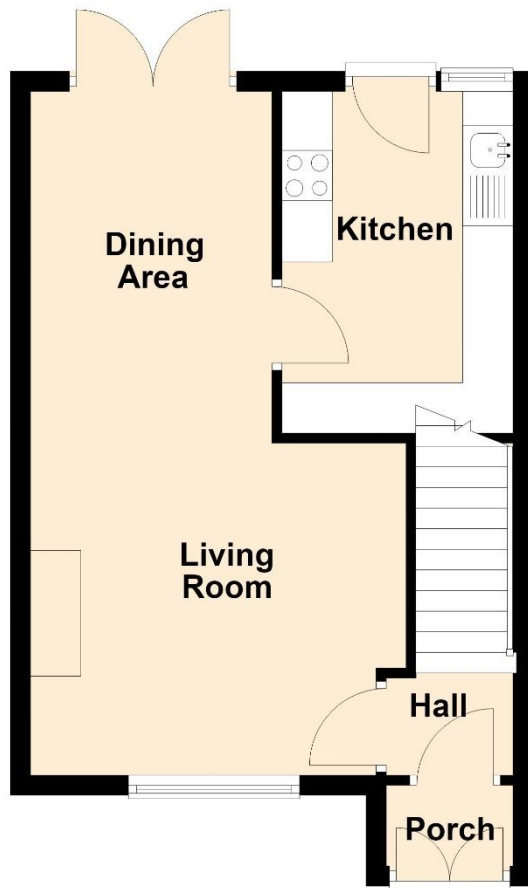
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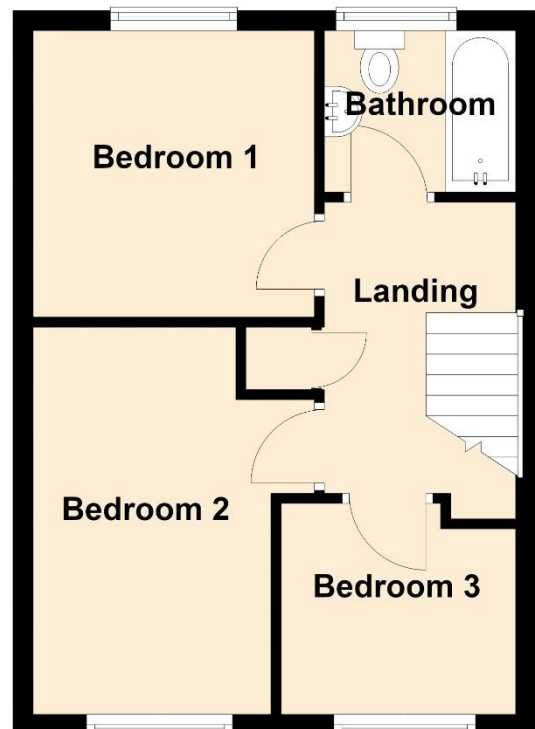
Ground Floor

Approx. 33.7 sq. metres (363.2 sq. feet)



First Floor

Approx. 32.6 sq. metres (350.9 sq. feet)



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