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Wrexham | | LL11 4FB

£240,000

**MONOPOLY**<sup>®</sup>

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Situated on a popular modern residential development in Gwersyllt, this immaculately presented three bedroom semi-detached home is offered for sale with the added benefit of no onward chain. In brief, the accommodation comprises an entrance hallway, downstairs WC, modern fitted kitchen and a spacious living/dining room with access to the rear garden, providing excellent space for both everyday living and entertaining. To the first floor, the landing gives access to three bedrooms and a family bathroom, with the principal bedroom benefiting from an en-suite shower room. Externally, the property enjoys a well-maintained lawned garden to the front, while the rear garden has been designed for low maintenance, featuring a paved patio seating area and artificial lawn. There is also an allocated parking space to the rear of the property along with additional visitor parking. Hardwick Drive forms part of a sought-after residential development in Gwersyllt, a well-connected village offering a range of local amenities within walking distance including shops, schools, eateries and leisure facilities. Gwersyllt also benefits from a train station providing links to Wrexham, Bidston and beyond, while the nearby A483 offers excellent road connections to Wrexham, Chester, Oswestry and the wider North West.

- THREE BEDROOM SEMI DETACHED HOME WITH NO ONWARD CHAIN
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- MODERN KITCHEN
- SPACIOUS LIVING/DINING AREA
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- MODERN BATHROOM
- IMMACULATE CONDITION THROUGHOUT
- FRONT AND REAR GARDENS
- ALLOCATED PARKING SPACE
- SOUGHT AFTER RESIDENTIAL LOCATION OF GWERSYLLT



### Entrance Hall

Composite door leads into entrance hall with uPVC double glazed window to the front, wooden laminate flooring, ceiling light point, panelled radiator, stairs to first floor, doors to living room, kitchen and downstairs WC.

### Downstairs WC

Two piece suite comprising low level WC and wash hand basin. Wooden laminate flooring, ceiling light point, panelled radiator and uPVC double glazed frosted window to front.

### Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over incorporating a stainless steel sink unit with mixer tap over. Integrated appliances to include electric oven, gas hob and extractor over. Space for further appliances including fridge-freezer and washing machine. Vinyl flooring, recessed LED lighting, panelled radiator, uPVC double glazed window to rear, composite door to rear and opening into the living/dining area.

### Living/Dining Area

Spacious open plan area with two uPVC double glazed windows to the front elevation with one of these being bay style. UPVC double glazed French doors to rear garden. Under-stairs storage cupboard. Two ceiling light points, panelled radiator, carpet flooring, door to hallway and opening into kitchen.

### Landing Area

Useful airing cupboard housing hot water tank. Carpet flooring, access to loft, ceiling light point, doors to three bedrooms and bathroom.

### Bedroom One

UPVC double glazed window to the rear elevation. Carpet flooring, ceiling light point, panelled radiator and door into en-suite.

### En-suite

Three piece suite comprising low-level WC, wash hand basin set on vanity storage and corner enclosed mains shower cubical. Fully tiled walls and floors, Heated towel rail, shave point, extractor, recessed LED lighting and uPVC double glazed frosted window to the side elevation.

### Bedroom Two

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

### Bedroom Three

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

### Family Bathroom

Three piece suite comprising low-level WC with concealed cistern, wash hand basin set on a vanity unit and panelled bath with shower over. Fully tiled walls, fully tiled floor, heated towel rail, extractor, recessed LED lighting and uPVC double glazed frosted window to the front elevation.

### Outside

To the front is a pleasant lawned garden area with established trees and shrubberies to the boundaries. There is a shared access path running alongside the property leading to a car park where there is an allocated space with the home as well as ample visitor spaces. The rear garden has a paved patio area, artificial lawn, storage, outside tap and gate leading to the car park. The garden has the benefit of being south facing. Timber fencing is to the boundary adding security and privacy.

### Additional Information

Both bathrooms have been replaced. There is no onward chain with the property. There is a hard wired alarm with the property. Vendor also happy to





leave bedroom furniture, spare room furniture and curtains and blinds.

**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.





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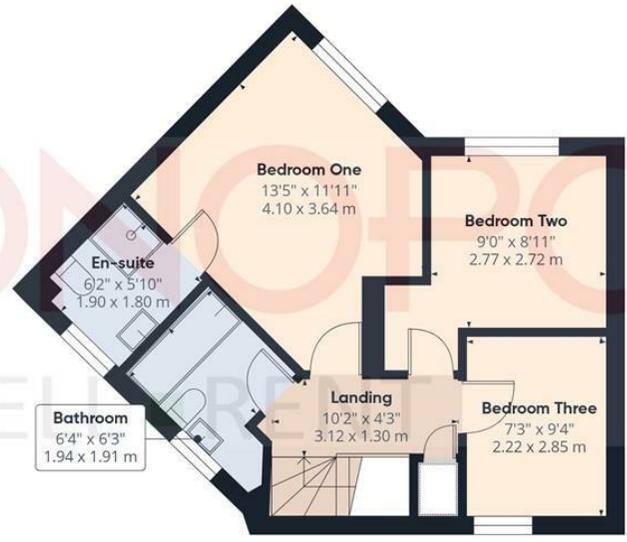
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
 923 ft<sup>2</sup>  
 85.7 m<sup>2</sup>

(1) Excluding balconies and terraces

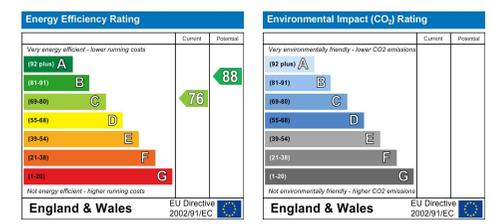
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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