



76

Wrexham | | L11 4YU

£300,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT

# 76

Wrexham | | LLI | 4YU

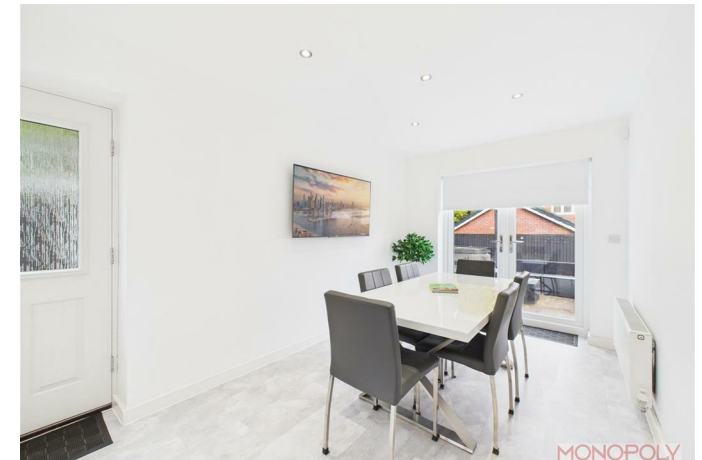
Located in the desirable area of Maes Gwyrdd, Gwersyllt, Wrexham, this stunning Three-Bedroom detached house is a remarkable find for those seeking a modern family home. Built in 2020, the property boasts contemporary design and is beautifully presented throughout, ensuring a welcoming atmosphere from the moment you step inside.

The spacious accommodation includes a well-appointed Reception room, perfect for both relaxation and entertaining. With Three generously sized bedrooms, there is ample space for family living or guests. The property also features two bathrooms, providing convenience and comfort for all residents.

One of the standout features of this home is the off-road parking, which accommodates at least three vehicles, along with a garage for additional storage or workshop space. This is a rare advantage in today's market, making it ideal for families with multiple cars or those who enjoy outdoor activities. With five years remaining on the NHBC warranty, you can have peace of mind knowing that the property is built to high standards and is protected against potential defects. The sought-after location of Gwersyllt offers a blend of community spirit and accessibility, with local amenities and transport links nearby.

In summary, this beautifully presented detached house is a perfect opportunity for anyone looking to settle in a modern, spacious home in a friendly neighbourhood. Don't miss your chance to make this property your own.

- BEAUTIFULLY PRESENTED THREE BEDROOM
- DETACHED HOUSE
- FIVE YEARS NHBC
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING AND GARAGE
- GOOD SIZED REAR GARDEN
- STUNNING KITCHEN/ DINING ROOM



## ACCOMMODATION TO GROUND FLOOR

The property has a canopy porch which leads to the Composite double glazed and frosted door which gives access to the Entrance hallway.

## ENTRANCE HALLWAY

Spacious hallway with staircase rising off to the first floor accommodation, tiled floor, radiator, understairs cupboard, alarm control panel, doors leading off to the kitchen and lounge.

## DOWNSTAIRS CLOAKROOM

With dual flush low level w.c. wash hand basin, UPVC Double glazed and frosted window to the side, radiator, spotlights to the ceiling, tiled floor.

## LOUNGE

Lovely room with UPVC Double glazed window to the rear, radiator, tiled floor.

## KITCHEN/ DINING ROOM

Beautifully presented modern kitchen with Hi Gloss wall and base cupboards, with complementary worktop surfaces, incorporating built in four ring electric hob/ oven and grill with Canopy extractor hood above, Integral fridge freezer, built in dishwasher, built in washing machine, one and half bowl sink unit with mixer tap, Cupboard housing gas central heating boiler, Composite double glazed and frosted door to the side, radiator, tiled floor, spotlights to the ceiling, UPVC Double glazed window to the front.

## DINING AREA

UPVC Double glazed French style doors to the rear garden, radiator, tiled floor, spotlights to the ceiling.

## FIRST FLOOR LANDING AREA

With UPVC Double glazed Picture window to the front halfway up the staircase and UPVC Double

glazed window to the side, radiator, access to the loft space, Storage cupboard.

## BEDROOM ONE

With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring, spotlights to the ceiling, door to the ensuite shower room.

## EN SUITE SHOWER ROOM

Comprising of dual sized shower cubicle, wash hand basin, dual flush low level w.c. Chrome ladder style radiator/ towel rail. UPVC Double glazed and frosted window to the front, tiled walls, spotlights to the ceiling.

## BEDROOM TWO

With UPVC Double glazed window to the front with radiator beneath, carpeted flooring, spotlights to the ceiling.

## BEDROOM THREE

With UPVC Double glazed window to the rear, with radiator beneath, carpeted flooring, spotlights to the ceiling.

## FAMILY BATHROOM

Modern bathroom comprising of panel enclosed bath, dual flush low level w.c., wash hand basin, Chrome ladder style radiator/towel rail, UPVC Double glazed frosted window to the front, tiled floor, fully tiled walls, electric shaver point, spotlights to the ceiling

## OUTSIDE TO THE FRONT

The property is approached by a driveway which extends to the left hand side and leads to the single garage. There is a paved pathway to the front and which extends to the right hand side, where there is gated access to the rear garden.





## OUTSIDE TO THE REAR

Good sized rear garden with paved patio area which leads to the lawned garden. There is a mixture of wood fencing and a feature brick wall tot he boundaries. There is also a rear access door to the garage.

## 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.

## 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 PETE on 07907 419605 to find out more.

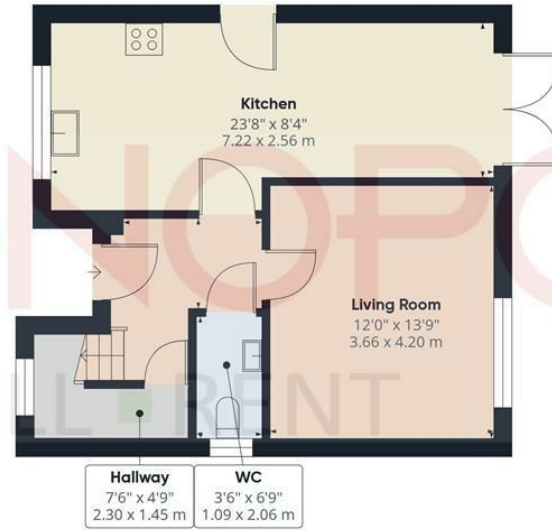
Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage

## ADDITIONAL INFORMATION

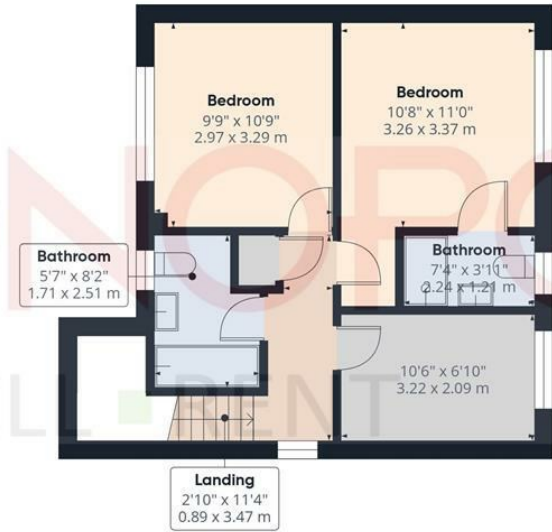
Please see Key Facts for buyers in Web Link.



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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

937 ft<sup>2</sup>  
 87.1 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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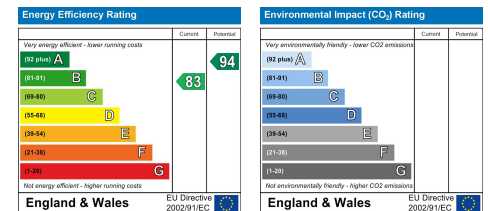
MONEY LAUNDERING REGULATIONS 2003  
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