



## 4 Gwynfa Cottages

Wrexham || LL11 6UT

£145,000

**MONOPOLY**<sup>®</sup>

BUY ■ SELL ■ RENT





# 4 Gwynfa Cottages

Wrexham | LL11 6UT

Located on Gatewen Road in New Broughton, Wrexham, this delightful Two-bedroom terraced house presents an excellent opportunity for both first-time buyers and those seeking a cosy rental. The property boasts two inviting reception rooms, providing ample space for relaxation and entertaining guests.

The well-proportioned bedrooms offer a comfortable retreat, while the bathroom is conveniently located to serve the household. The house benefits from gas central heating, ensuring warmth and comfort throughout the colder months. One of the standout features of this property is the good-sized garden to the rear, perfect for enjoying sunny afternoons or hosting family gatherings. Additionally, off-road parking for two vehicles adds to the convenience of this lovely home, making it an ideal choice for those with cars.

With its appealing location and practical amenities, this terraced house on Gatewen Road is a wonderful place to call home. Whether you are looking to settle down or invest, this property is sure to meet your needs.

- SPACIOUS TWO BEDROOM
- TERRACED PROPERTY
- TWO RECEPTION ROOMS
- LARGE GARDEN TO REAR
- OFF ROAD PARKING FOR TWO VEHICLES
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- POPULAR LOCATION





## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed front door which gives access to the entrance hallway.

### ENTRANCE HALLWAY

With radiator, laminate flooring, door to dining room.

### DINING ROOM

With UPVC Double glazed window to the front with radiator beneath, laminate flooring Adam style fire surround, archway to the lounge.

### LOUNGE

With UPVC Double glazed window to the rear, Adam style fire surround with marble effect electric fire, Antique style radiator, laminate flooring, archway to the kitchen.

### KITCHEN

Beautifully presented kitchen comprising of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl sink unit with mixer tap, Built in four ring gas hob, electric oven/ grill, plumbing for washing machine, Integral fridge/ freezer, vinyl flooring, UPVC Double glazed window to the rear, cupboard housing gas central heating boiler, spotlights to the ceiling, UPVC Double glazed and frosted door to the rear.

### FIRST FLOOR LANDING

With access to the loft space, radiator, storage cupboards, carpeted flooring

### BEDROOM ONE

Two UPVC Double glazed windows to the front, radiator, carpeted flooring.

### BEDROOM TWO

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

### BATHROOM

Comprising of a panel enclosed bath with rainforest shower head above, dual flush low level w.c., pedestal wash hand basin, Chrome ladder style radiator/ towel rail, vinyl flooring, spotlights to the ceiling, fully tiled walls.

### OUTSIDE

To The Front: Enclosed garden to the front with gated access and path to front entrance door.

To The Rear: Large garden to the rear with relaxing Paved sitting area with Summer house and garden shed. Lawned garden to the end of the garden where there are two off road parking spaces, accessed from a lane to the rear.

### 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents

### 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.

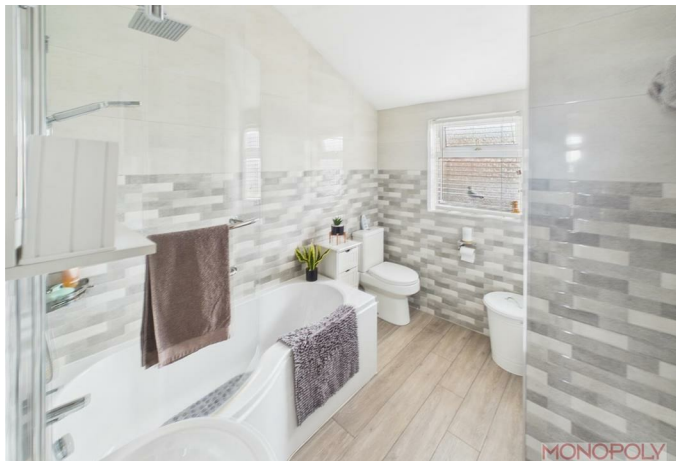
Your home maybe repossessed if you do not keep up repayments on your mortgage

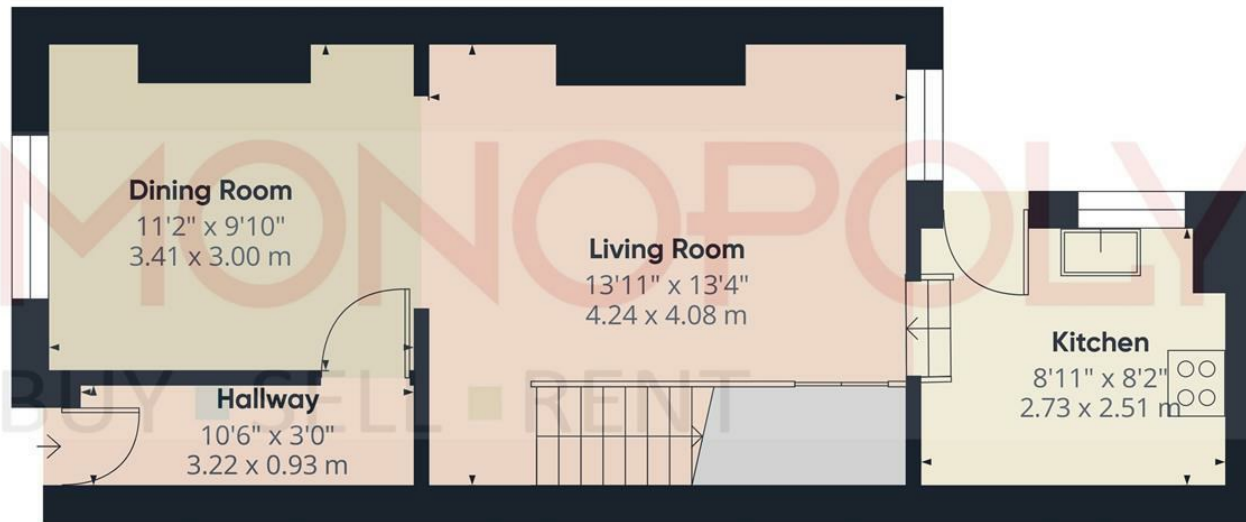
### ADDITIONAL INFORMATION

Please see Material information for buyers in Web Link.

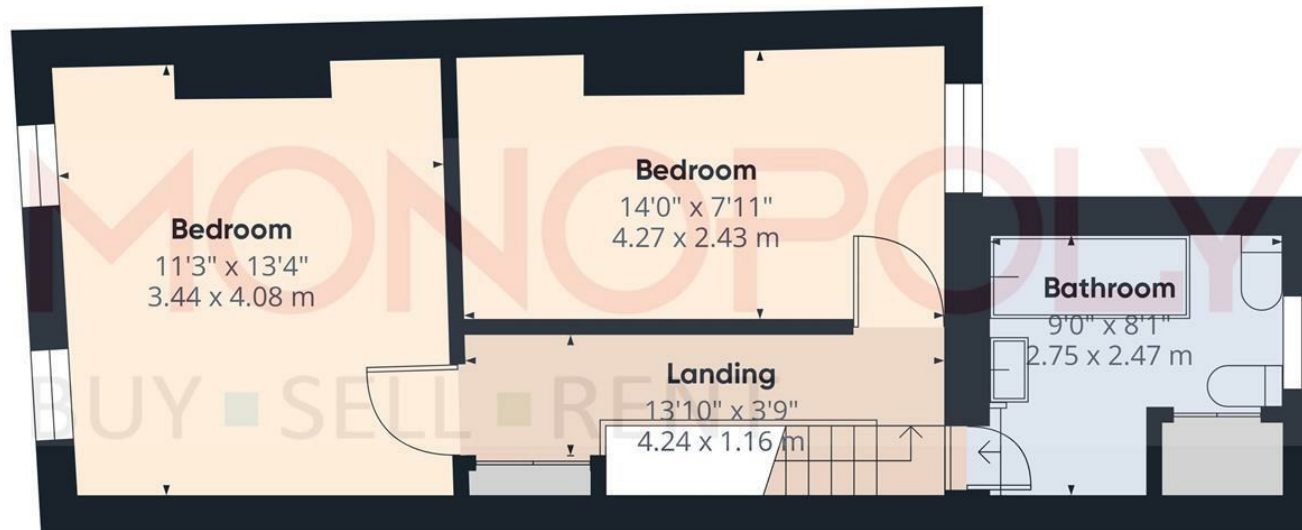








Ground Floor



Floor 1

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

762 ft<sup>2</sup>  
70.9 m<sup>2</sup>

(1) Excluding balconies and terraces

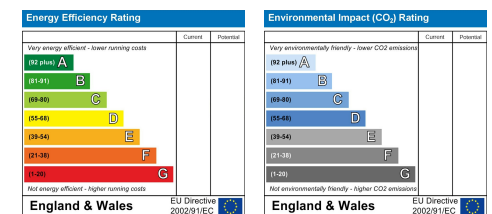
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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