



7

Gwersyllt | Wrexham | LL11 4QX

£179,950

MONOPOLY
BUY ■ SELL ■ RENT

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Welcome to Shaftesbury Avenue in Gwersyllt, Wrexham, this delightful semi-detached house offers a perfect blend of comfort and convenience. Spanning an inviting 710 square feet, the property features two well-proportioned bedrooms, making it an ideal choice for small families, couples, or individuals seeking a peaceful retreat. Upon entering, you are welcomed into a generous reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. Beyond the lounge is a kitchen/diner and a conservatory. The layout is thoughtfully designed to maximise space and functionality, ensuring that every corner of the home is utilised effectively. The property boasts a well-appointed bathroom, catering to all your daily needs with ease. One of the standout features of this residence is the provision for parking, accommodating up to two vehicles, which is a significant advantage in today's busy world. The outdoor space surrounding the property offers potential for gardening or simply enjoying the fresh air. This home combines modern living with the charm of a well-established neighbourhood.

Gwersyllt is known for its community spirit and convenient access to local amenities, making it a desirable location for those looking to settle in Wrexham County. In summary, this semi-detached house on Shaftesbury Avenue presents an excellent opportunity for anyone seeking a comfortable and practical living space in a friendly community. With its appealing features and prime location, it is certainly worth considering for your next home.

- TWO BEDROOM SEMI DETACHED HOUSE
- WELL PRESENTED INTERNAL ACCOMODATION
- SPACIOUS LIVING ROOM
- KITCHEN/DINER
- CONSERVATORY
- BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- POPULAR & CONVENIENT LOCATION



Entrance Porch

Composite front door, window to front, laminate flooring, door to lounge.

Lounge

Laminate flooring, electric fire with complementary surround, window to front and side, stairs to first floor, door to kitchen, understairs cupboard.

Kitchen/Diner

Fitted range of wall and base units, complementary worktops, window and door to conservatory, space for cooker with extractor over, spaces for washing machine and dishwasher, tiled splash back, tiled floor, coving.

Conservatory

Vinyl flooring, French style doors to side, glazing to rear and one side, polycarbonate roof.

First floor Landing

Carpet, doors to bedrooms and bathroom, attic hatch.

Bedroom One

Double bedroom, laminate flooring, window to rear, storage cupboard housing gas combi boiler.

Bedroom Two

Double bedroom, laminate flooring, window to front.

Bathroom

With wc, panel bath with electric shower over, tiled splash back, wash hand basin, chrome towel rail, laminate flooring, window to side.

Outside

Rear garden with paving adjacent house, steps up to lawn, enclosed with fencing, timber garden store, gate to front.

Front drive with space for 2 cars, lawn to side, gate to rear garden.

ADDITIONAL INFORMATION

Upvc double glazed windows, gas central heating.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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

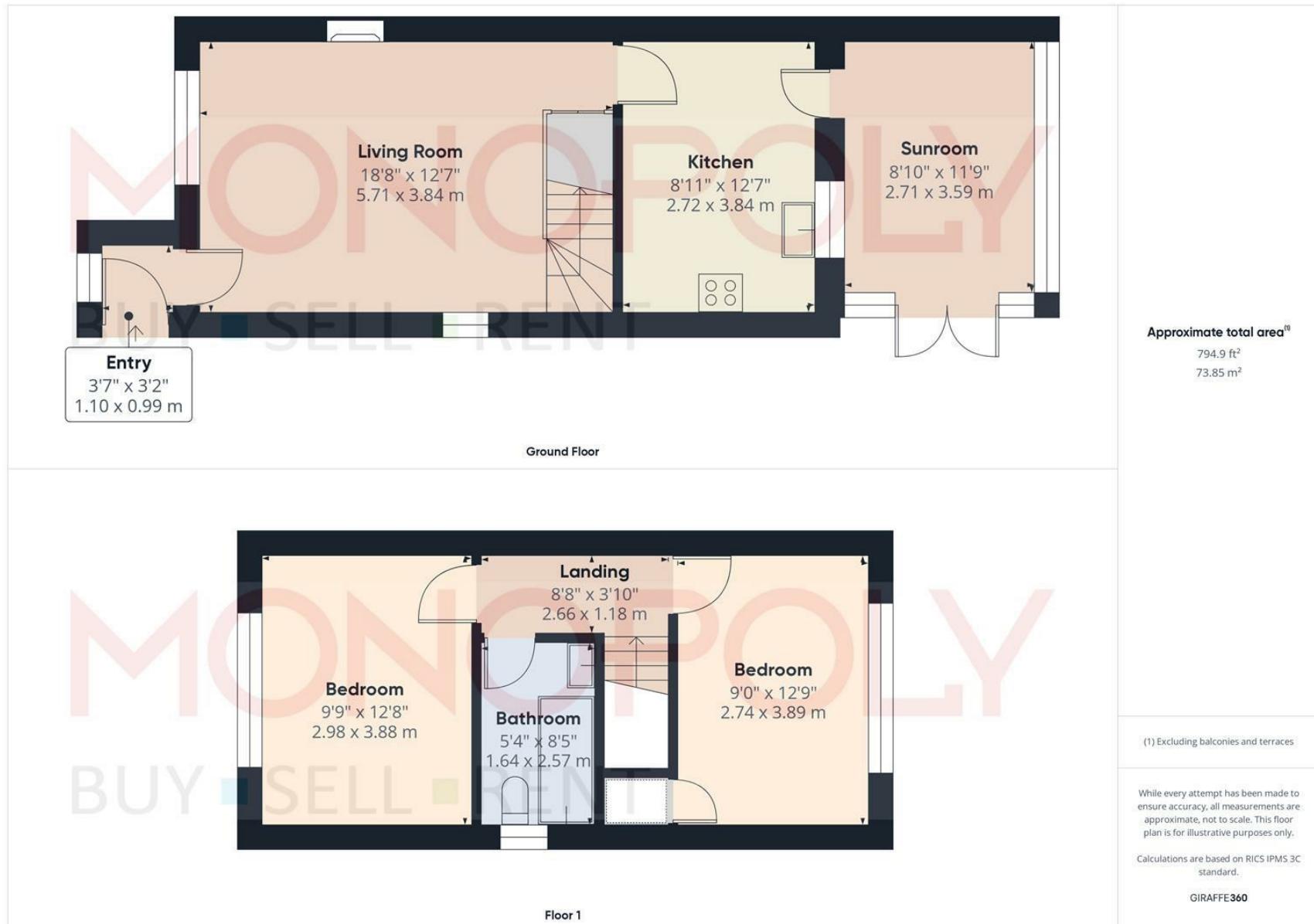
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

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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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



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