



## 5 Gwynfa Cottage

Wrexham | LL11 6UT

£150,000

**MONOPOLY**<sup>®</sup>

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Situated in the popular area of New Broughton is this excellently presented two double bedroom mid-terrace home, offered for sale in move-in condition. In brief, the property comprises an entrance porch and hallway, dining room, living room, and a well-appointed kitchen. To the first floor, a spacious landing provides access to the boarded loft, two double bedrooms, and a modern four-piece family bathroom. Externally, the property benefits from a driveway for one vehicle, a detached garage, summerhouse, pergola, and a pleasant rear garden, offering both practicality and outdoor living space. Gwynfa Cottages are located on Gatewen Road, just a short drive from Wrexham City Centre, which provides a wide range of shops, restaurants, schools, and leisure facilities. Excellent transport links are close by, with easy access to Chester, Oswestry, and beyond, making this home ideal for both local living and commuting.

- TWO BEDROOM MID-TERRACE HOME
- EXCELLENT CONDITION THROUGHOUT
- ENTRANCE PORCH AND HALL
- LIVING AND DINING ROOM
- KITCHEN
- TWO DOUBLE BEDROOMS
- MODERN FOUR-PIECE BATHROOM
- ESTABLISHED GARDENS TO REAR
- SUMMERHOUSE AND DETACHED GARAGE TO REAR
- EXCELLENT TRANSPORT LINKS





**Entrance Porch**

UPVC double glazed door leads into entrance porch with patterned vinyl flooring, electric box and door leading into entrance hall

**Entrance Hall**

Ceiling light point, patterned vinyl flooring, panelled radiator stairs rising to first floor, door into living area.

**Dining Room**

UPVC double glazed window to the front elevation. Fitted shelving, carpet flooring, panelled radiator, ceiling light point and arch leading into lounge.

**Living Room**

UPVC double glazed window to the rear elevation. Under-stairs storage cupboard. Electric fire with wooden surround and patterned back. Finished with ceiling light point, two wall lights, carpet flooring, panelled radiator and door into kitchen.

**Kitchen**

Housing a range of shaker style wall, drawer and base units with complimentary work surface over. Integrated appliances to include fridge-freezer, oven, hob and extractor above. Space for washing machine and tumble dryer. Ceramic sink unit and drainer with mixer tap above. Finished with patterned splash-back tiling, vinyl flooring, ceiling light point, panelled radiator, uPVC double glazed window to the side elevation and uPVC double glazed door to side/rear.

**Landing Area**

Newly fitted carpet flooring, ceiling light point, access to loft which is fully boarded with ladder, doors to bedrooms and bathroom.

**Bedroom One**

Two uPVC double glazed windows to the front

elevation. Carpet flooring, ceiling light point and two panelled radiators.

**Bedroom Two**

UPVC double glazed window to the rear elevation. Finished with carpet flooring, ceiling light point and panelled radiator.

**Bathroom**

Stylish four-piece bathroom comprising a low-level WC, pedestal wash hand basin, freestanding roll-top bath with claw feet, and a generous walk-in double shower cubicle with electric shower. A built-in cupboard provides useful storage, housing the water cylinder with additional shelving. The room is finished with patterned tiled flooring, complementary brick-style splashback tiling, chrome heated towel rail, ceiling light point, and a uPVC double-glazed window to the rear elevation

**Garage**

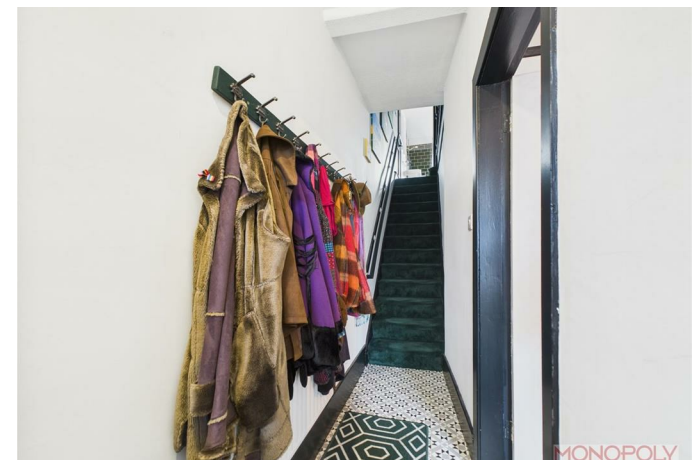
Detached from house with up and over door, ceiling light, power and side door for access from garden.

**Outside**

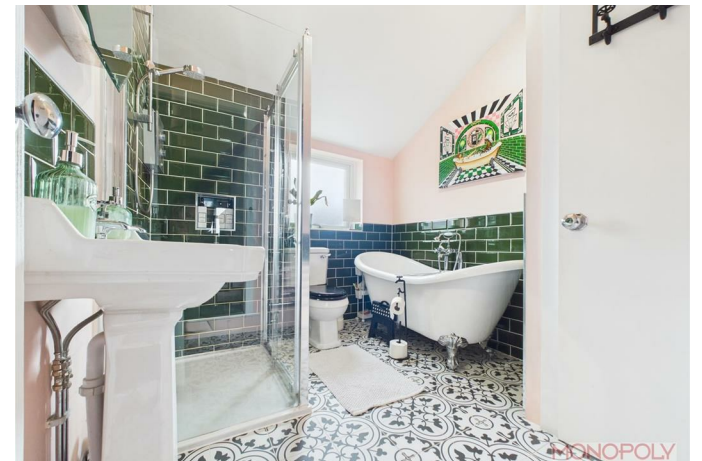
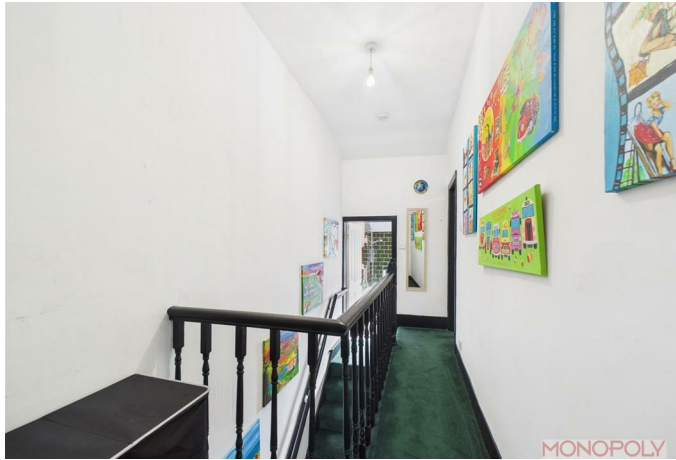
To the front of the property is a low-maintenance slate-chipped garden with established shrubs and a pathway leading to the entrance. The rear offers a particularly pleasant and versatile outdoor space, comprising a courtyard area, a summerhouse with power, decorative stone seating area, lawned garden, timber pergola, and a further seating area. A gate leads directly to the garage and driveway, accessed via a lane off Coronation Road. Additional features include multiple outdoor power sockets, an outside tap, and well-defined boundaries of fencing and hedging, providing both privacy and security.

**Additional Information**

The property has been well maintained and updated







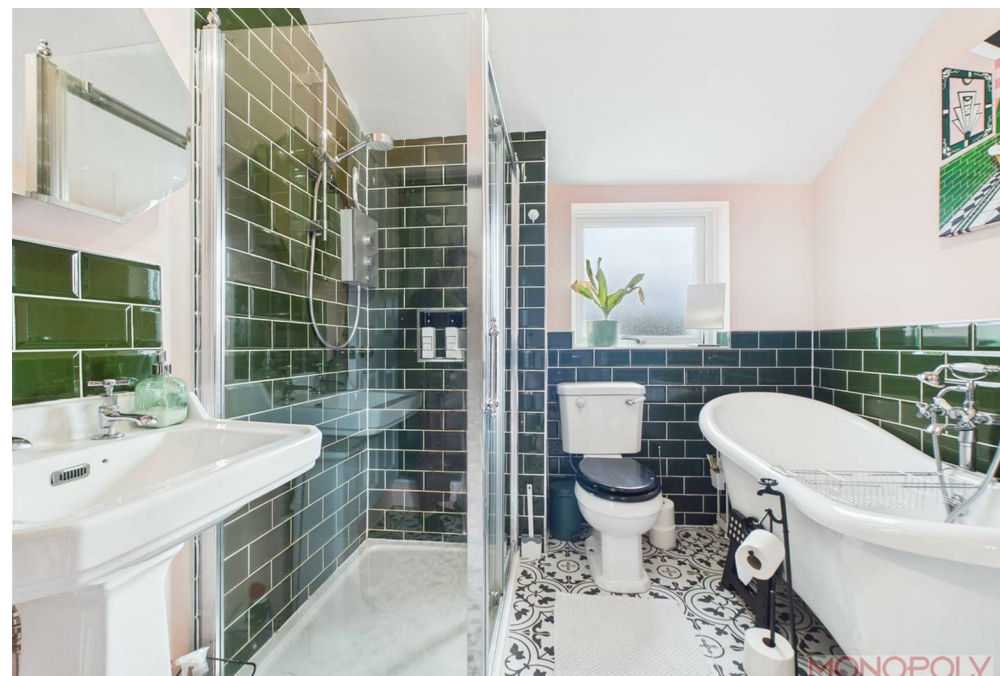


by the current owner. The attic is fully boarded and accessed via a generously sized hatch, providing excellent storage. The bathroom was newly fitted in the last year. The gas boiler is located in the kitchen, with the water cylinder housed in the bathroom cupboard.

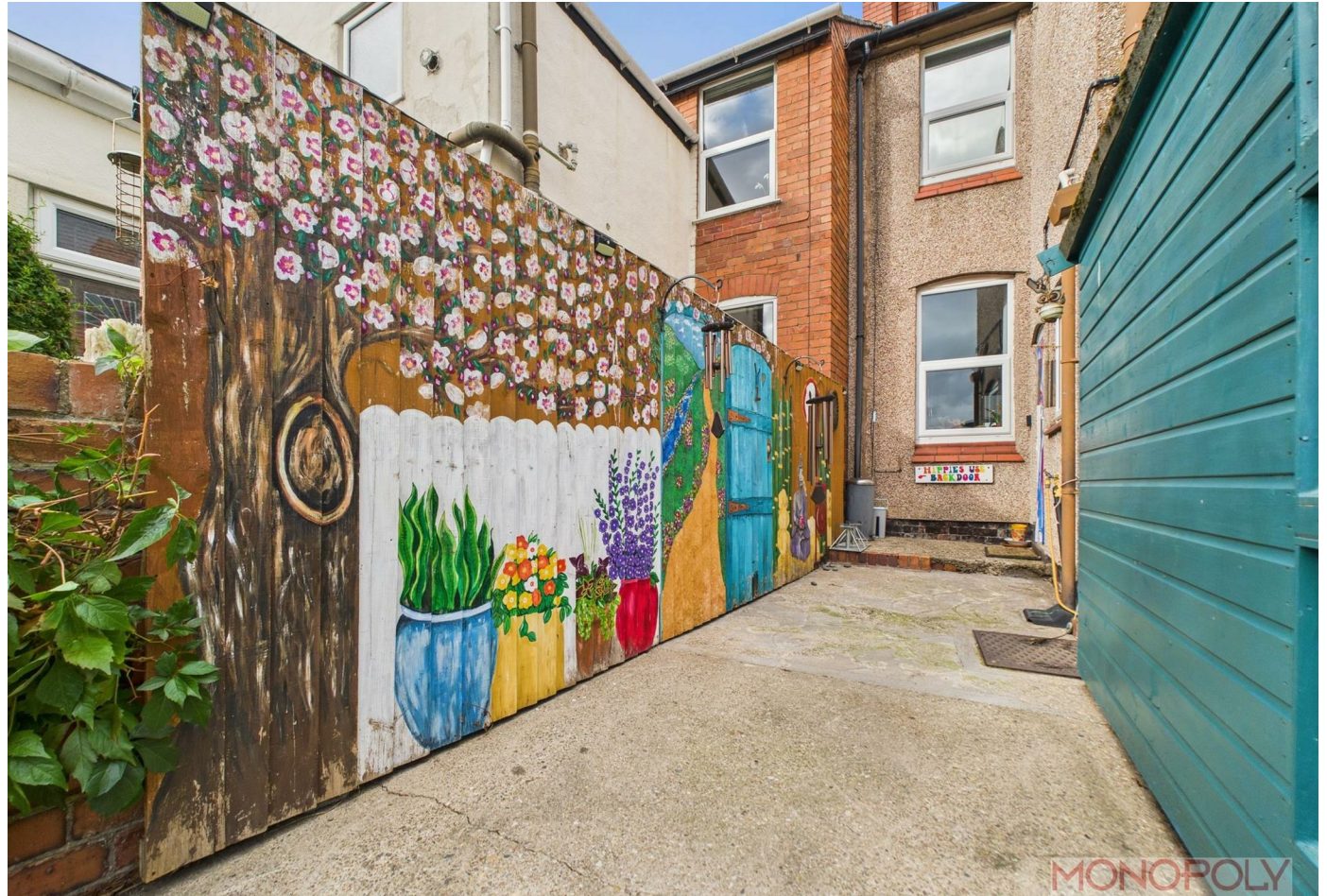
#### **Important Information**

**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.







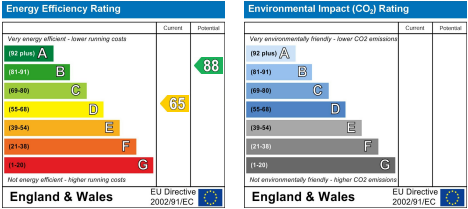








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