



32

Gwersyllt | LL11 4HU

Offers In Excess Of £220,000

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A fantastic opportunity to purchase a 3 bedroom detached family home located in the village of Gwersyllt. This excellent property offers 2 reception rooms, 2 bathrooms, off road parking and must be viewed to be fully appreciated. The village of Gwersyllt offers an array of local amenities including a super market, small retail development, primary and secondary schools and has excellent access to major road routes for commuting. In brief the property comprises of; entrance hall, lounge, downstairs w.c, kitchen, sitting room and utility room to the ground floor and 3 bedrooms, en-suite and bathroom to the first floor.

- A fantastic opportunity to purchase a 3 bedroom detached property
- 2 Reception rooms
- 2 Bathrooms
- Kitchen and utility room
- Off road parking
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood flooring, stairs off to the first floor.

Downstairs W.C

Fitted with a low level w.c, pedestal wash hand basin, tiled flooring, double glazed window.

Lounge

With a double glazed window to the front, wall mounted electric fire, carpeted flooring.

Sitting Room

With wood flooring, sliding doors off to the rear garden.

Kitchen

Fitted with a range of matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric double oven, 4 ring gas hob, integrated refrigerator, part tiled walls, plumbing for a dishwasher, tiled flooring, double glazed window.

Utility Room

With integrated freezer, stainless steel sink and drainer, work surface, tiled flooring, wall mounted 'Worcester' gas combination boiler.

First Floor Landing

With carpeted flooring, door to a storage cupboard, double glazed window, access to the loft space.

Bedroom 1

A good size bedroom with a double glazed window to the front, carpeted flooring.

En-Suite

Fitted with a low level w.c, pedestal wash hand basin, fully tiled shower cubicle, tiled flooring, double glazed window.

Bedroom 2

With a double glazed window to the rear, carpeted flooring.

Bedroom 3

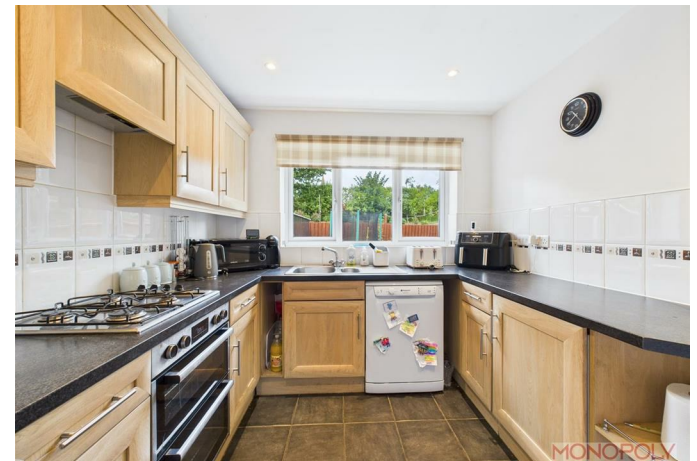
With a double glazed window to the rear, carpeted flooring.

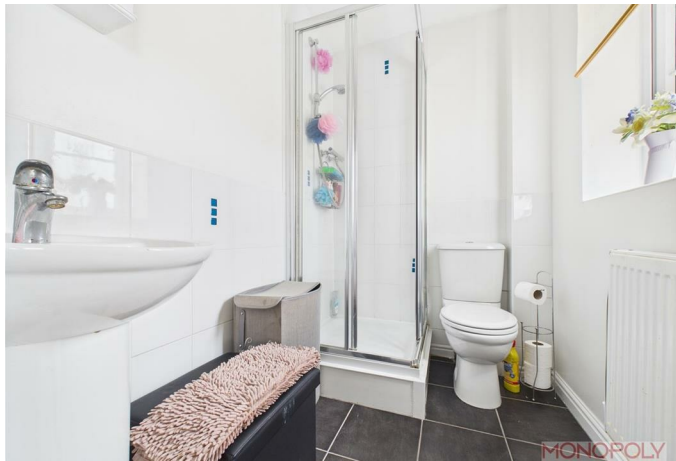
Bathroom

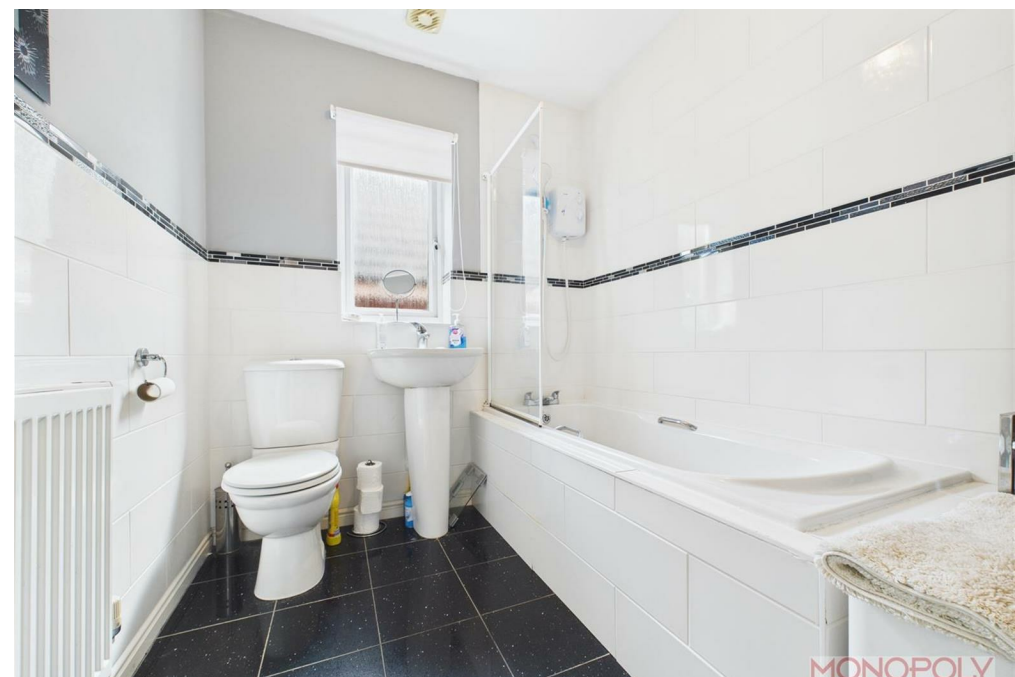
Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, tiled flooring, double glazed window, part tiled walls.

Rear Garden

To the rear is a paved patio leading on to a lawned garden with planed borders. There is access to a large garden shed and double timber gates opening to the front of the property.





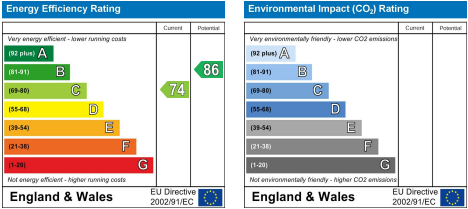








MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIIONS ACT 1991
The Agent has not 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.



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