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Wrexham | LL11 6BZ

£232,500

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Situated in the popular Gatewen Village development, this immaculately presented three bedroom end-terrace family home offers spacious and versatile accommodation throughout.

In brief, the ground floor comprises an entrance hall, a generous lounge, a modern kitchen/dining room, utility area, and a downstairs WC - providing ample living space for contemporary family life. To the first floor are two double bedrooms, a generous third bedroom and a modern family bathroom. The principal bedroom has the added benefit of an en-suite shower room. Externally, the property enjoys well-maintained garden and patio areas, alongside a driveway with parking for three vehicles. Gatewen Village is a highly sought-after residential development located in the semi-rural setting of New Broughton, Wrexham. Combining modern family living with a peaceful village atmosphere, the area boasts a strong sense of community, access to well-regarded local schools, and a range of nearby amenities. Surrounded by open green spaces and woodland walks, yet only a short drive from Wrexham city centre and the A483, Gatewen Village is ideally situated for commuters and families alike.

- THREE BEDROOM END-TERRACE FAMILY HOME
- SPACIOUS LOUNGE
- MODERN KITCHEN/DINING ROOM
- UTILITY AND DOWNSTAIRS WC
- PRINCIPAL BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM
- GARDENS TO FRONT AND REAR
- DRIVEWAY FOR THREE VEHICLES
- POPULAR RESIDENTIAL LOCATION IN GATEWEN VILLAGE
- EXCELLENT TRANSPORT LINKS



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Entrance Hall

Composite door leads into entrance hall with wooden laminate flooring, electric box, panelled radiator, ceiling light point, stairs to first floor and door leading into lounge.

Living Room

UPVC double glazed window to the front elevation with blinds. Carpet flooring, two panelled radiators, ceiling light point and door leading into kitchen/dining room.

Kitchen/Dining Room

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated electric hob, eye-level double oven and grill. 1.5 stainless steel sink unit with mixer tap over. Space for American style fridge freezer. Space and plumbing for washing machine. Space for dining table, panelled radiator, tiled flooring, ceiling light point and recessed LED lights. UPVC double glazed French style doors to rear garden area. Arch leading to utility.

Utility

Space and plumbing for washing machine with base unit and complimentary work surface over. Cupboard housing combination boiler. Continuation of tiled flooring, ceiling light point, extractor and door into downstairs WC.

Downstairs WC

Two piece suite comprising pedestal wash hand basin and low-level WC. Panelled radiator, tiled floor, splash-back tiling and ceiling light point.

Landing Area

Spacious landing area with two useful storage cupboards with shelving and rail. Access to loft which is partly boarded, carpet flooring, ceiling light point, doors off to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the front elevation with blinds. Built in wardrobe with rail and shelving. Carpet flooring, ceiling light point and panelled radiator. Door leading into en-suite.

Bedroom Two

UPVC double glazed window to the rear elevation. Wooden laminate flooring, panelled radiator and ceiling light point.

Bedroom Three

UPVC double glazed window to the rear elevation. Wooden laminate flooring, panelled radiator and ceiling light point.

Bathroom

Three piece suite comprising low-level WC, wash hand basin and panelled bath with shower over. Heated towel rail, tiled splash-back, ceiling light point and uPVC double glazed frosted window to the front elevation.

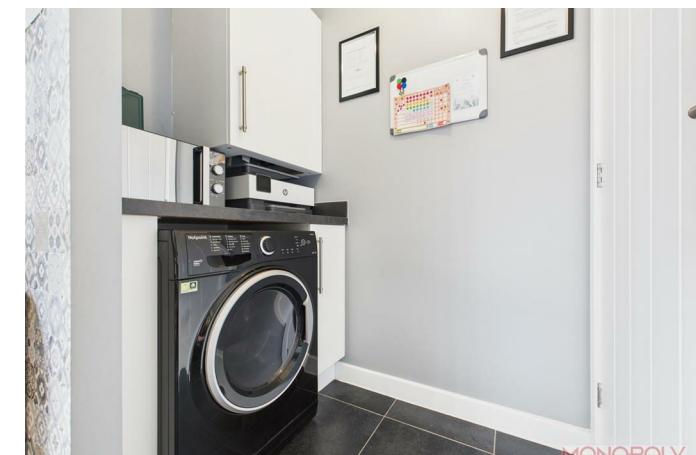
Outside

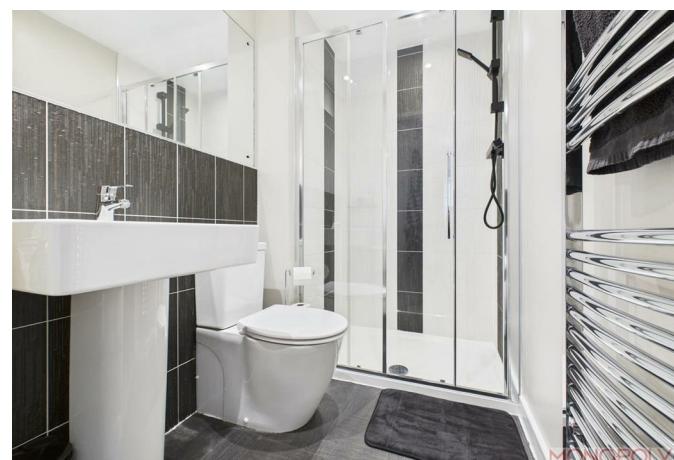
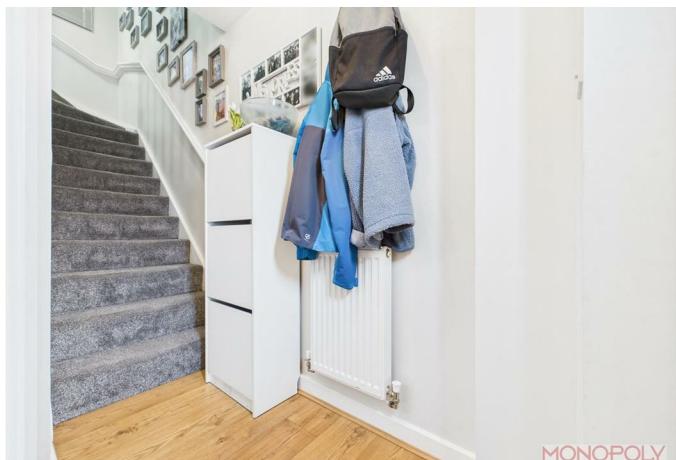
To the front elevation you will find a tiled pathway leading to the entrance, lawn area and a tarmacadam driveway with space for three vehicles running alongside the property. To the rear is a landscaped garden area comprising of a paved patio area, artificial lawn and decked area. To the boundary there are fence panels and there is the added benefit of lighting, power sockets and outside tap.

Additional Information

There is an annual service charge of £220 to maintain the surrounding grounds. The timber shed to the rear is negotiable within the sale. The vendors have been in the property for 8 years and have maintained the property during that time including servicing the boiler every year.

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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| Energy Efficiency Rating | | Current | Prospective |
|---|-------------|---------|-------------|
| Very energy efficient - lower running costs | (92 plus) A | | |
| (81-91) B | | 78 | 83 |
| (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 | Prospective |
|---|-------------|---------|-------------|
| 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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