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Gwersyllt | Wrexham | LL11 4NH

£250,000

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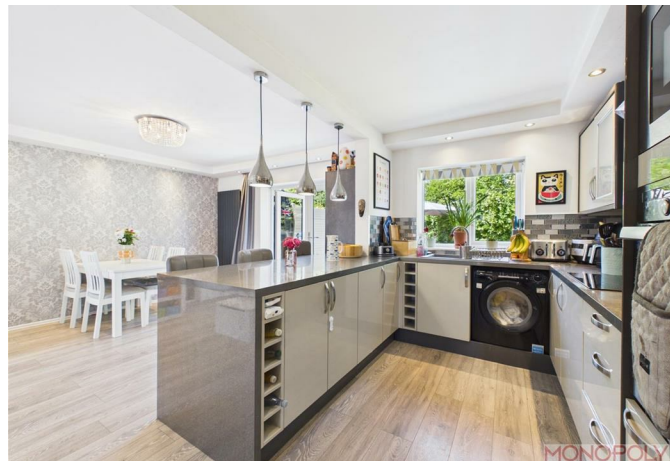


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Gwersyllt | Wrexham | LLI | 4NH

This beautifully presented three bedroom semi-detached home is ideally situated in a quiet cul-de-sac in the sought-after area of Gwersyllt, offering a perfect blend of modern living and practical family accommodation. Upon entering the property, you are welcomed by a spacious entrance hallway that provides access to a convenient downstairs WC. The heart of the home is a contemporary open plan kitchen and dining area, thoughtfully designed with modern fittings and ample worktop space. Adjacent to the kitchen is the well-proportioned living room. Upstairs, the landing area leads to three well-proportioned bedrooms and a family bathroom. The home benefits from a new roof installed within the last five years, ensuring peace of mind for years to come. Practicality is further enhanced by excellent storage options, including a storage shed to the rear, perfect for keeping household items neatly tucked away. The landscaped garden (generous in size) is designed for low maintenance and year-round enjoyment, featuring composite decking, established shrubberies, trees, flowers, vegetable patch and quality fencing for added privacy and style. Off-road parking is provided via a private driveway with space for up to three vehicles, catering to the needs of a growing family or visiting guests. Woodlands is within easy access to local amenities, reputable schools, and transport links. Early viewing is highly recommended to fully appreciate the quality and space on offer in this impressive Gwersyllt home.

- THREE BEDROOM SEMI-DETACHED HOME
- GENEROUS LANDSCAPED GARDEN
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- MODERN OPEN PLAN KITCHEN/DINING AREA
- LIVING ROOM
- DRIVEWAY FOR THREE VEHICLES
- STORAGE SHED TO REAR
- COMPOSITE DECKING AND FENCING
- CUL-DE-SAC LOCATION IN GWERSYLLT
- NEW ROOF WITHIN 5 YEARS



Entrance Hallway

Composite door leads into entrance hallway with uPVC double glazed window to the front. Wooden laminate flooring, recessed LED, radiator, stairs to first floor, door to downstairs WC.

Open Plan Kitchen/Dining Room

Housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include eye-level oven, microwave, induction hob and tilted extractor above. Composite sink unit with mixer tap over. Space for further appliances including washing machine and fridge freezer. Opening into dining area with breakfast bar are. Continuation of wooden laminate flooring, two modern vertical radiators, recessed LED lighting, pendant lights, space for additional dining table, uPVC double glazed window to the rear and uPVC double glazed French doors opening to rear garden area.

Living Room

UPVC double glazed window to the front. Wooden laminate flooring, recessed LED lighting and radiator.

Downstairs WC

Two piece suite comprising low-level WC and floating wash hand basin. UPVC double glazed window to the side, tiled walls, tiled flooring and wall light.

Landing Area

UPVC double glazed window to the side. Wooden laminate flooring, ceiling light point, access to loft, doors to bedroom and bathroom.

Bedroom One

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

Bedroom Two

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

Bedroom Three

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

Family Bathroom

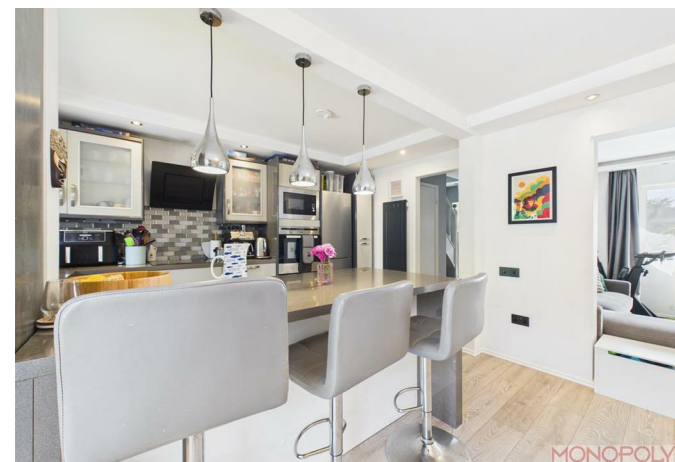
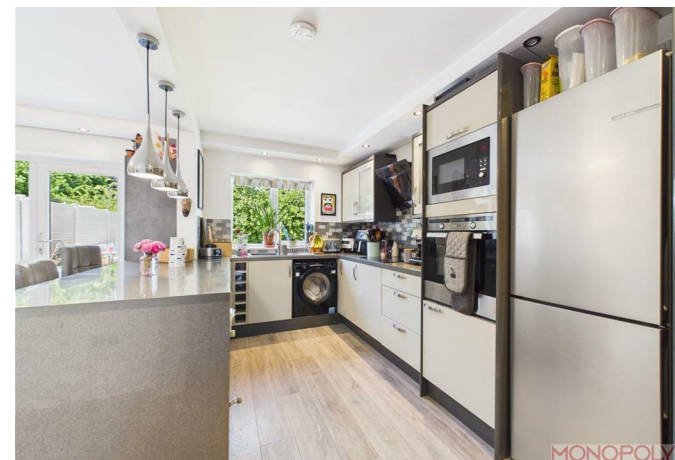
Three piece suite comprising low-level WC, wash hand basin set on a vanity unit and 'P' shaped panelled bath with mains shower over. Chrome heated towel rail, tiled walls, tiled flooring, shave point, recessed LED lighting, extractor and uPVC double glazed frosted window to the front.

Outside

The garden is one of the stand out features of this home being larger than average and extending from the rear to the right hand side. There is a composite decked area perfect for a seating area which then leads to an extended lawned garden area with established shrubberies, trees and flowers to the borders. There is an additional decorative stone seating/play area half-way along the garden along with an aluminum shed, perfect for bike storage. To the far end of the garden there is a pleasant vegetable patch area with an array of salads and vegetables. The boundaries are a mixture of composite and timber fence panels along with natural hedging and trees for security and privacy. A composite gate leads alongside the property where there is space for three vehicles to park. To the front is a shared block paved driveway and steps leading to the entrance.

Additional Information

The roof has been replaced within the last 5 years, the new shed is included in the property. All fitted kitchen appliances have been replaced in the last 6



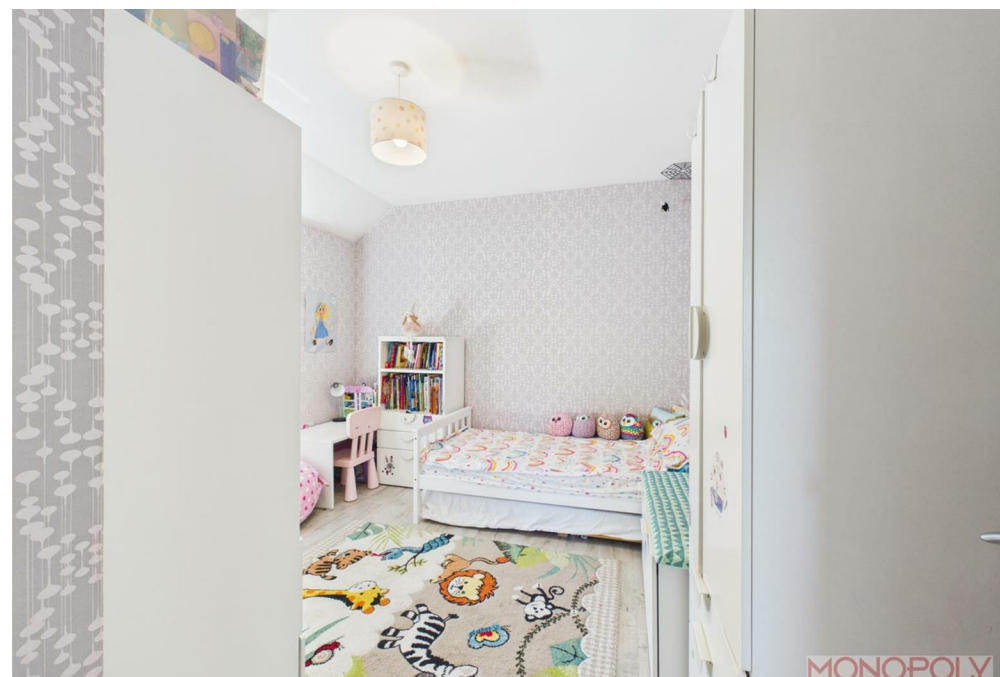


months. The boiler is combination and has been regularly serviced. There is ultra fibre broadband to the property. The garden has undergone a scheme of landscaping and renovation.

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 cooperation in order that there will be no delay in agreeing the sale.

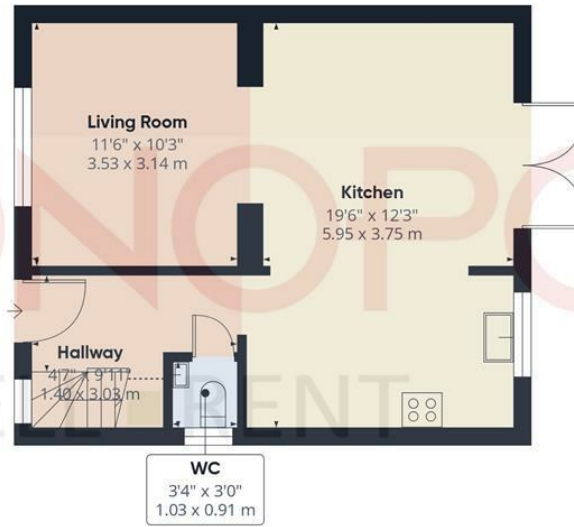
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.



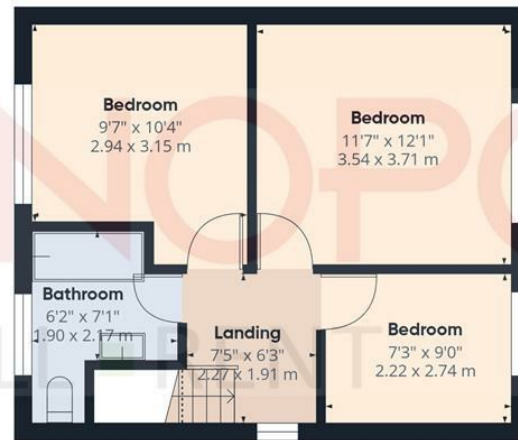




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Ground Floor



Floor 1



Approximate total area⁽¹⁾
843 ft²
78.3 m²

Reduced headroom
11 ft²
1 m²

(1) Excluding balconies and terraces.

Reduced headroom
Below 5 ft/1.5 m

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

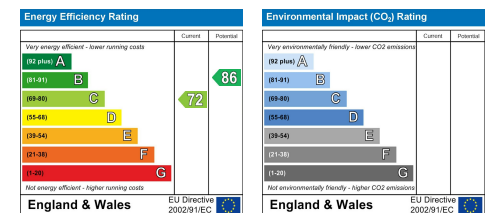
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MONEY LAUNDERING REGULATIONS 2003

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