



7

Gwersyllt | Wrexham | LL11 4YU

£285,000

MONOPOLY[®]

BUY ■ SELL ■ RENT



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Situated on Maes Gwyrdd, Gwersyllt, Wrexham, this delightful detached house offers a perfect blend of modern living and comfort. Built in 2018 by Gower Homes, the property boasts a generous living space of 1,094 square feet. Upon entering, you are welcomed into a hallway providing access to spacious reception room, kitchen/diner, and downstairs wc. The house features three well-proportioned bedrooms, ensuring ample space for everyone. The two bathrooms are thoughtfully designed, catering to the needs of a busy household. One of the standout features of this property is the convenient parking space available and a single garage. Top the rear is an enclosed garden. The location offers a peaceful residential environment while still being within easy reach of local amenities, schools, and transport links, making it a practical choice for everyday living.

- A THREE BEDROOM DETACHED HOUSE
- OPEN PLAN KITCHEN/DINER
- SPACIOUS LIVING ROOM
- DOWNSTAIRS WC
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- OFF ROAD PARKING & SINGLE GARAGE
- POPULAR & CONVENIENT LOCATION
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING



Entrance Hall

Composite front door, stairs rising to the first floor, doors to wc, lounge and kitchen/diner.

Lounge

Window to rear, carpet.

Kitchen/Diner

Modern kitchen fitted with a range of wall and base units, complementary worktops, inset stainless sink/drainage with mixer tap, window to rear, wall mounted gas boiler, space for washing machine, integral oven and grill, gas hob, extractor, wood effect laminate floor, door to garage, French style doors to rear garden.

Garage

Up and over door to rear opening onto drive, pedestrian door to front, door into kitchen.

WC

Low level wc, hand wash basin window to side, laminate flooring.

First Floor Landing

Doors to three bedrooms and bathroom, loft access.

Bedroom One

Carpet, window to rear, door to en suite.

En Suite

WC, hand wash basin, shower enclosure, window to rear, laminate flooring, chrome towel rail.

Bedroom Two

Carpet, window to front.

Bedroom Three

Carpet, window to rear.

Bathroom

Panel bath with shower over, hand wash basin, wc, chrome towel rail, window to front, part tiled walls, laminate flooring.

Outside

Front - Lawn path to front door and garage, raised planting beds, gate to rear garden.

Rear - Patio adjacent to the house, lawn, timber decking, gate to tarmac drive with space for 2 cars.

IMPORTANT INFORMATION

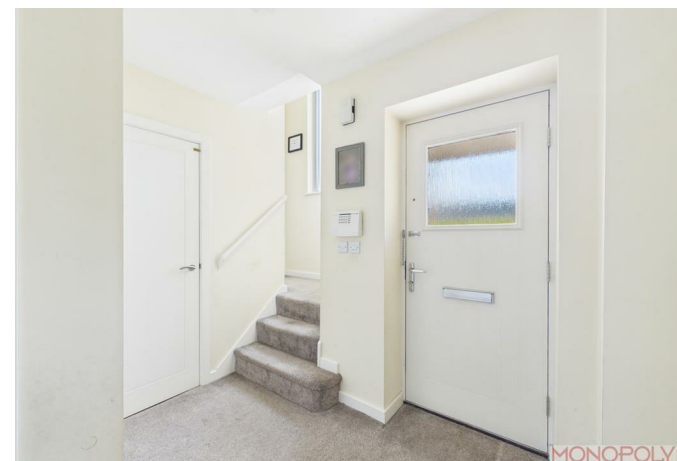
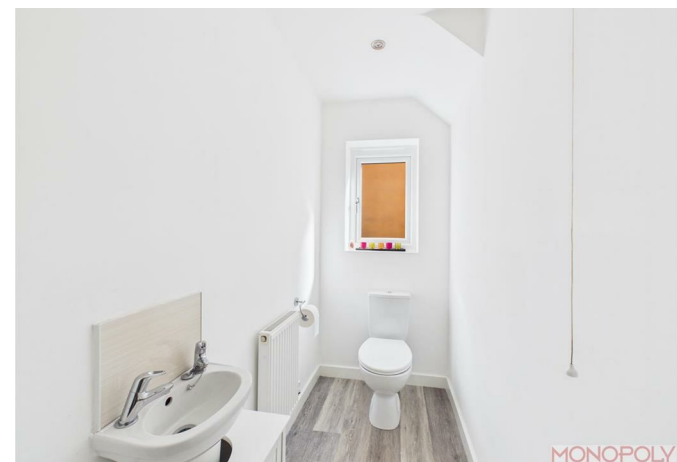
*Material Information interactive report available in brochure section. *

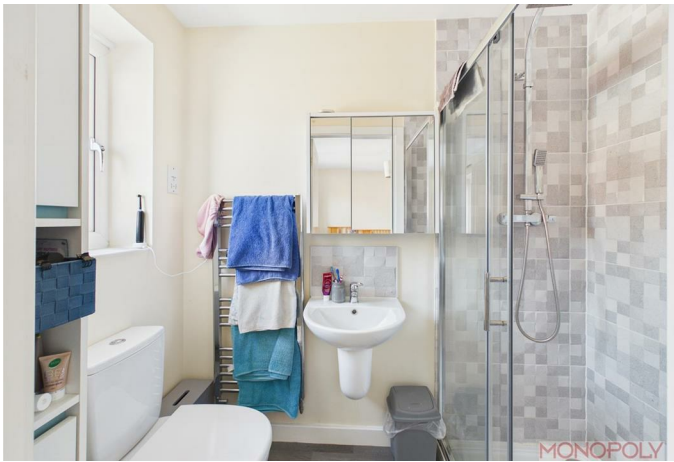
MONEY LAUNDERING REGULATIONS 2003

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.

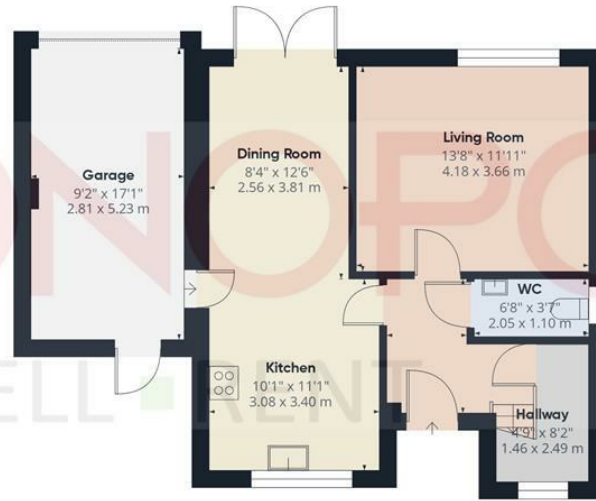
Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage



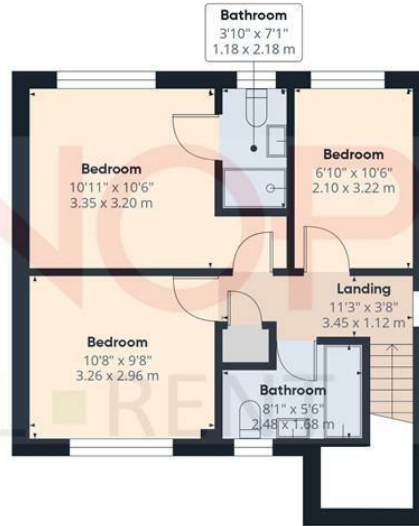




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Ground Floor



Floor 1



Approximate total area⁽¹⁾

1094 ft²
101.6 m²

(1) Excluding balconies and terraces

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

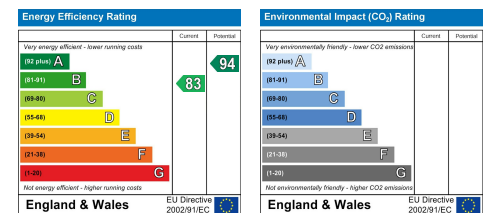
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