



38

Wrexham | LL11 4FB

Offers In Excess Of £250,000

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Situated on a popular modern residential development in Gwersyllt is this well-presented three-bedroom, three-storey terraced family home, benefiting from a detached double garage and driveway.

The accommodation briefly comprises a welcoming entrance hallway, downstairs WC, and a contemporary open-plan kitchen, living and dining area with French doors opening onto the rear garden, creating an ideal space for everyday living and entertaining. To the first floor, the landing leads to two well-proportioned bedrooms and a family bathroom. The second floor is dedicated to an impressive principal bedroom suite featuring fitted wardrobes and a private en-suite shower room.

Externally, the property enjoys gardens to both the front and rear, along with a driveway providing off-road parking and access to the detached double garage.

Hardwick Drive forms part of a sought-after development within Gwersyllt, a well-served village offering a range of local amenities within walking distance, including shops, supermarkets, schools, public houses and medical facilities. Gwersyllt railway station is nearby, providing convenient links to Wrexham and Bidston, while the A483 and main bypass are easily accessible, offering excellent road connections to Mold, Chester, Oswestry and beyond.

- THREE BEDROOM, THREE STOREY MID-TERRACED HOME
- ENTRANCE HALL AND DOWNSTAIRS WC
- MODERN OPEN PLAN KITCHEN/LIVING/DINING
- PRINCIPAL BEDROOM WITH EN-SUITE
- MODERN FAMILY BATHROOM
- DOUBLE GARAGE
- TWO PARKING SPACES
- FRONT AND REAR GARDEN
- NEW COMBINATION BOILER
- SOUGHT AFTER RESIDENTIAL LOCATION



Entrance Hall

Composite door leads into entrance hallway with wooden laminate flooring, panelled radiator, ceiling light point, stairs to first floor, doors to downstairs WC and kitchen/dining/living area.

Downstairs WC

Two piece suite comprising low-level WC and wash hand basin. Storage cupboard, wooden laminate flooring, ceiling light point, extractor and panelled radiator.

Open Plan Kitchen/Living Diner

Modern open plan space with the kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include fridge-freezer, electric oven, gas hob and extractor. 1.5 stainless steel sink unit with mixer tap over. Space and plumbing for washing machine. Integrated breakfast bar with seating, panelled radiator, uPVC double glazed window to the front and ceiling light point. Flows into an open plan living/dining area with uPVC double glazed French doors and uPVC double glazed window to the rear. Continuation on wooden laminate flooring, two ceiling light points and panelled radiator. Ample space for sofa and dining table.

First Floor Landing

UPVC double glazed window to the front elevation, storage cupboard, carpet flooring, two ceiling light points, panelled radiator and stairs to second floor.

Bedroom Two

UPVC double glazed window to the rear, built in wardrobes, carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the front, built in

wardrobes, carpet flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite comprising low-level WC, wash hand basin set on a vanity unit and panelled bath with shower over. Cupboard housing combination boiler. Part-tiled walls, vinyl flooring, extractor, ceiling light point and panelled radiator.

Second Floor Landing

Ceiling light point, carpet flooring and door into second floor principal bedroom.

Principal Bedroom

UPVC double glazed window to the rear elevation and two Velux windows to the rear elevation. Fitted wardrobes, carpet flooring, ceiling light point, access to loft, panelled radiator and door into en-suite.

En-suite

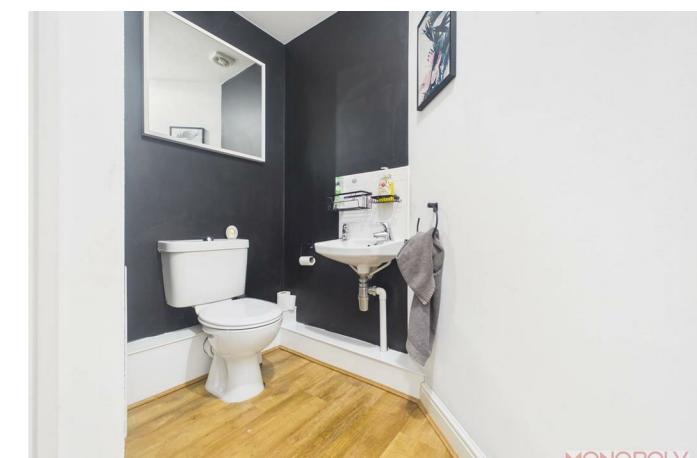
Three piece suite comprising low-level WC, pedestal wash hand basin and enclosed shower cubical with dual hose mains shower. Vinyl flooring, part tiled walls, panelled radiator, shave point, recessed LED lighting and extractor.

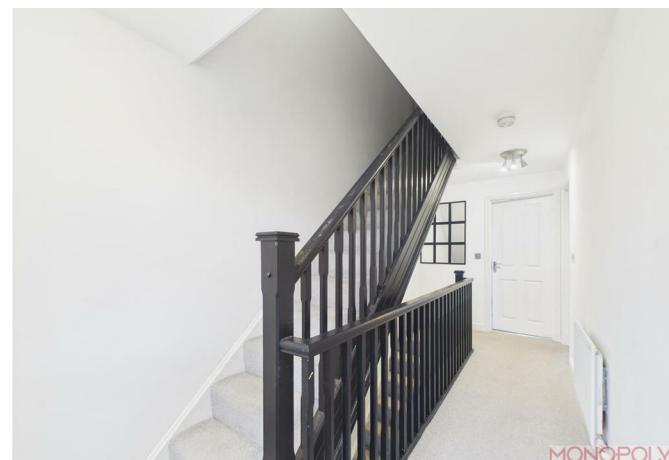
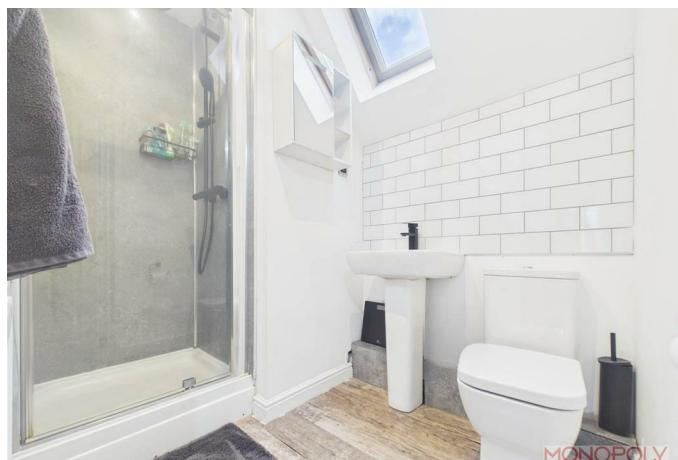
Double Garage

The double garage is detached from the main property to the rear with two up and over doors, an additional access door, power and lighting.

Outside

To the front there is a lawned garden area, path leading to entrance and hedging for privacy. To the rear there is a lawned garden area, paved patio area and path leading to a gate where there is access to a double garage. Beyond that there is a driveway with parking for two vehicles.





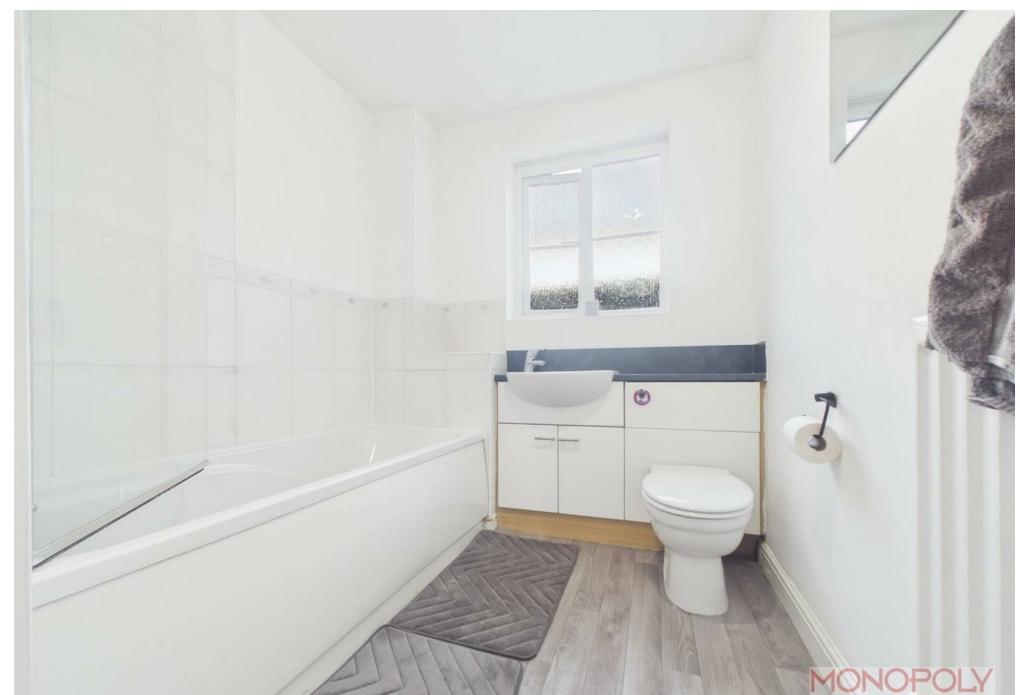
Additional Information

The property is freehold with a £27 a month service charge for maintenance of the communal grounds where there are garden and play areas. The property is fitted with hive smart heating and a new combination boiler was installed 12 months ago.

Important Information

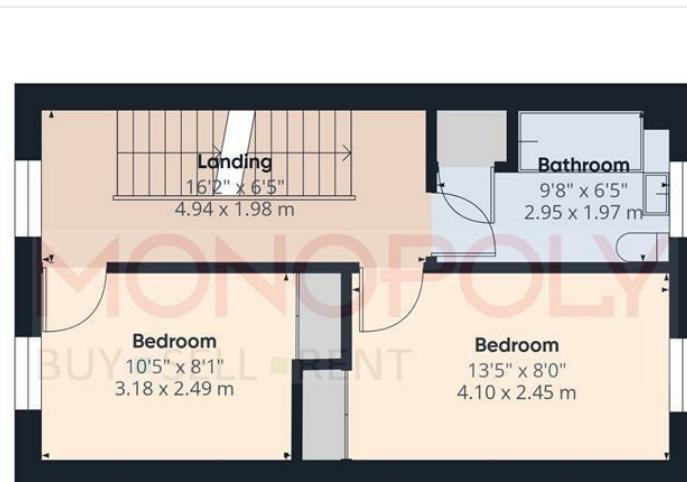
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.





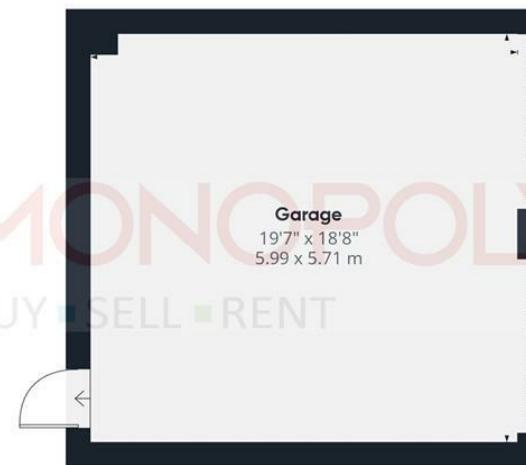
Ground Floor Building 1



Floor 1 Building 1



Floor 2 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1318 ft²
122.5 m²

Reduced headroom
5 ft²
0.5 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.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

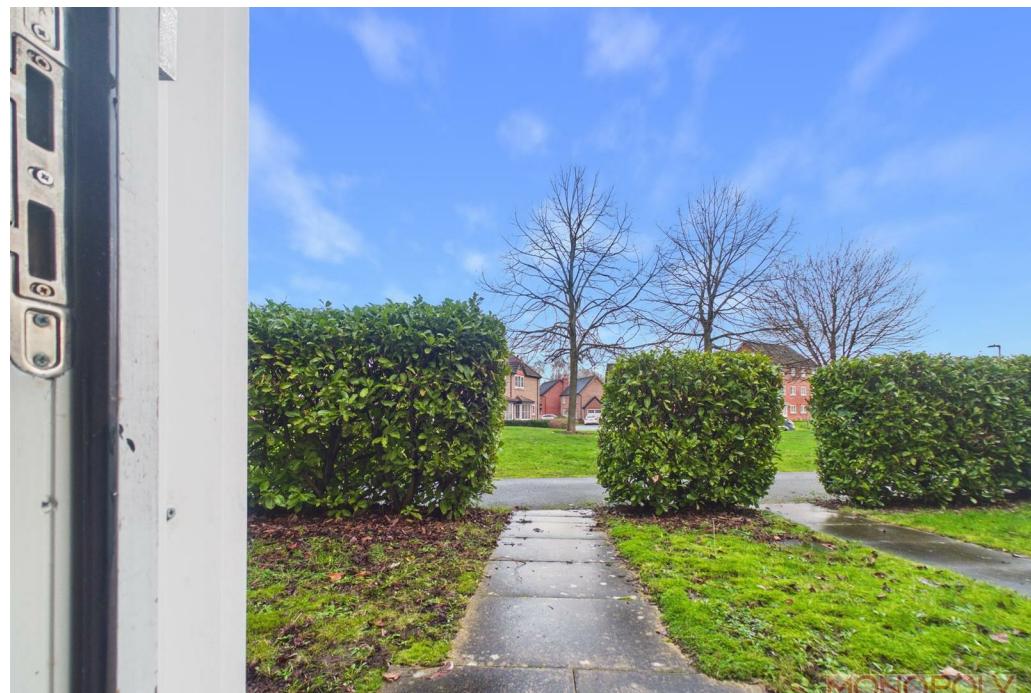
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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

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			



Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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