

# Town & Country

Estate & Letting Agents

Heol Y Coed, Gwersyllt, Wrexham

£135,000



Situated in a cul-de-sac within this popular location offering easy access to Wrexham, local motorway networks and the host of day-to-day facilities this three bedroom semi-detached property which enjoys the benefit of gas central heating and aluminium double glazing comprises an entrance hall, living room kitchen and the first floor landing with three bedrooms wet room and separate WC off.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## Externally Front

To the front of the property is a pathway leading to the front door and a low maintenance, golden gravel and slate chip and paved front garden with side access leading to the rear garden.

## Entrance Hall

The property is entered through a timber panel front door opening to an entrance hall with a radiator, stairs off rising to the first floor accommodation and a glazed opaque door opening to the living room.



## Living Room

19'7 x 12'

Having timber laminate flooring, two radiators, windows to front and rear elevations, an inset electric fire and a glazed door opening to the kitchen.



## Kitchen

19'7 x 9' max

An L-shaped kitchen fitted with wall, base and drawer units, work surface space housing stainless steel single

drainer sink unit with mixer tap, windows to front and rear elevation, double glazed back door off.

## First Floor Landing

Having access to the loft and doors off opening to all three bedrooms to the wet room to the separate WC.



## Bedroom One

15'4 x 9'6 max

Having a radiator and two windows facing the front elevation.



## Bedroom Two

13' x 9'

Having a window facing the rear elevation with a radiator below and fitted corner cupboard housing gas combination boiler.



## Bedroom Three

11'3 x 5'7

With a window facing the front elevation and radiator below.



## Wet Room

Fully tiled wet room with a wall mounted electric shower fitted seat, a corner wash hand basin with vanity unit below, chrome heated towel rail and an opaque window to the rear elevation.



## Separate WC

Installed with a dual flush low level WC with an opaque window to the rear elevation.



## Rear Garden

With a paved patio area, lawn garden with gold gravel and slate chip boarders , with a prefabricated storage garage enclosed by a combination of hedging and timber fence panels to the rear, outside light and water supply.

## Services

The agents have not tested any of the appliances listed in the particulars.

## Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

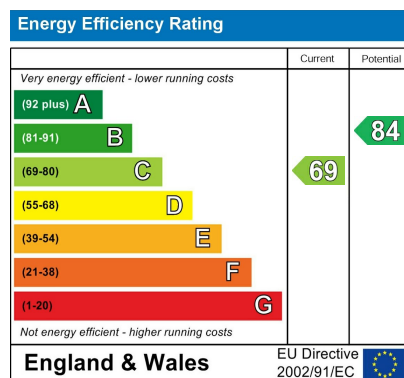
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee

of up to 1.5% of the mortgage amount may be charged. Approval No. H110624  
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.