

# Town & Country

Estate & Letting Agents

Shaftesbury Avenue, Gwersyllt, Wrexham

£175,000



Welcome to this charming semi-detached house located on Shaftesbury Avenue in the picturesque village of Gwersyllt, Wrexham. This delightful property boasts 2 cosy bedrooms, perfect for a small family or as a starter home. With 1 bathroom, you'll have all the convenience you need. Situated in a serene neighbourhood, this house offers a peaceful retreat from the hustle and bustle of city life. The semi-detached style provides a sense of privacy while still being part of a friendly community. Shaftesbury Avenue is known for its beautiful surroundings and easy access to local amenities, making it an ideal location for those seeking a balance between tranquillity and convenience. Whether you're looking to relax in your own space or explore the nearby parks and shops, this property offers the best of both worlds.

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## EXTERNALLY FRONT

Externally front to the side of the property is a driveway, there is gated side access that opens to a rear garden and alongside the front door is an external courtesy light.

## ENTRANCE HALL

The property is entered through a leaded double glazed UPVC front door which opens to an entrance hall that features a window that faces the front elevation, a radiator and a door that opens to the living room.



## LIVING ROOM

18'2 x 12'2

The living room features a bay window that faces the front elevation, a window that faces the side elevation, two radiators, stairs rising to the first floor accommodation along with a storage cupboard.



## KITCHEN/DINER

18'2 x 12'2

The kitchen is fitted with contemporary white gloss wall base and drawer units and has ample work surface space that houses a stainless steel single drainer unit. The integrated appliances include a stainless steel oven and a hob. Other features of the kitchen include space and plumbing for a washing machine, a radiator, a ceramically tiled floor, a window that faces the rear elevation and a UPVC double glazed back door opening to the rear garden.

## FIRST FLOOR LANDING

The first floor landing features access to the loft and doors opening to both double bedrooms and into the bathroom.



## BEDROOM ONE

12'2 x 9'5

This room is fitted with a range of wardrobes, a window that faces the front elevation and a radiator.



## Bedroom Two

12'2 x 8'5

With an airing cupboard and a window facing the rear elevation with radiator below.



## BATHROOM

8'7 x 4'6

The bathroom is installed with a three piece suite comprising of a panel bath with electric shower above and protective glass screen, a low level W/C, partially tiled walls, a radiator and an opaque window that faces the side elevation



## REAR GARDEN

The rear garden is a low maintenance garden with artificial lawn, paved patio, an external tap that is also enclosed by a series of fence panels.

## 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

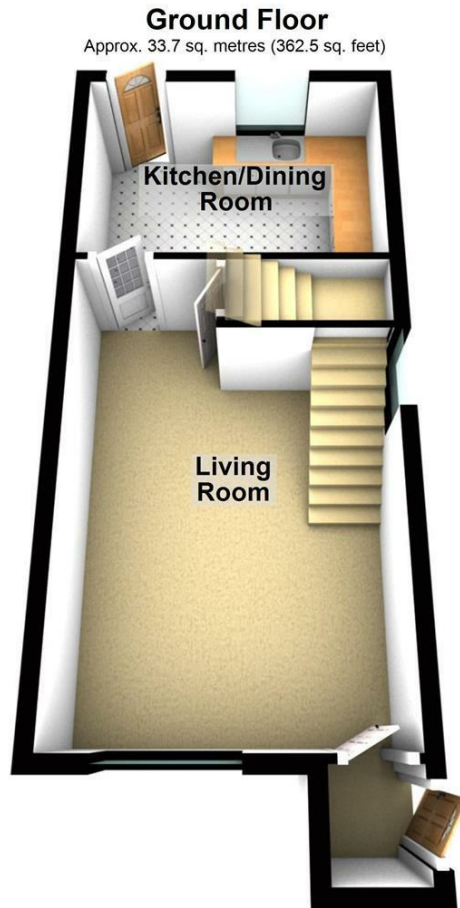
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.



Total area: approx. 66.2 sq. metres (712.9 sq. feet)

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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<div style="border: 1px solid black; padding: 5px; display: inline-block;">86</div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	