

# Town & Country

Estate & Letting Agents

Fairway Gardens, Gwersyllt, Wrexham

£250,000



Situated on enviable plot within this popular development offering easy access to Wrexham city centre, local motorway networks and a host of day-to-day facilities. This detached three bedroom home enjoys the benefit of both gas central heating and UPVC double glazing. With internal accommodation comprising an entrance porch, living room, contemporary kitchen/dining room, utility room and first floor landing offering access to three bedrooms and a modern bathroom suite. Externally, the front and side gardens are predominantly lawn and shrubbed with block paved off-road parking position to the front of a single garage and gated side access leading to an enclosed rear garden, predominately laid to lawn with well stocked borders, paved pathways and patio area.

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## Externally Front

Situated on a corner plot with a lawn garden with flower beds and two mature trees and a hedge border, block paved off-road parking positioned to the front of the single garage. Gated side access leads alongside the property into the rear garden.

## Entrance Porch

3'6 x 4'4

Entered through a UPVC double glazed front door opening to timber laminate flooring with an opaque window to the front elevation and an aluminium opaque double glazed door opening to the living room.



## Living Room

16'10 x 12'3

With a continuation of the timber laminate flooring into, a radiator, a window facing the front elevation, stairs off rising to the first floor accommodation with a banister and spindle balustrades and featuring a living flame gas fire with a marble hearth and Adams style surround. Glazed internal door opens to the kitchen/dining room.



## Kitchen/ Dining Room

16'10 x 9'7

Installed with an array of modern gloss white wall, base and drawer units complimented by stainless steel handles. Ample work surface space houses a resin one and a half bowl sink unit with mixer tap and tiled splashback. Integrated appliances including stainless steel oven and electric hob with an extractor above and there is space and plumbing for a washing machine. The flooring is ceramic tiled, radiator, under stairs storage cupboard, a window facing the rear elevation and a patio door opening to the paved patio in the rear garden, and internal door opening to the utility room.



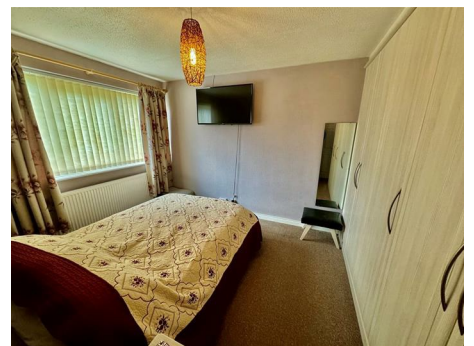
## Utility Room

14' x 6'8

A very handy room fitted with a range of wall and base units, a ceramic tiled floor, a door opening to the garage, a window facing the rear elevation and then opaque UPVC double glazed door opening to the rear garden.

## First Floor Landing

With a continuation of the banister and spindle balustrades from the living room to a first floor landing, a window to the side elevation, loft access, built in shelved cupboard housing the Worcester combination boiler and doors off opening to all three bedrooms and the bathroom.



## Bedroom One

10'8 x 9'3

Fitted with a range of wood grain effect wardrobes with a window facing the front elevation and a radiator.



## Bedroom Two

9'2 x 9'4

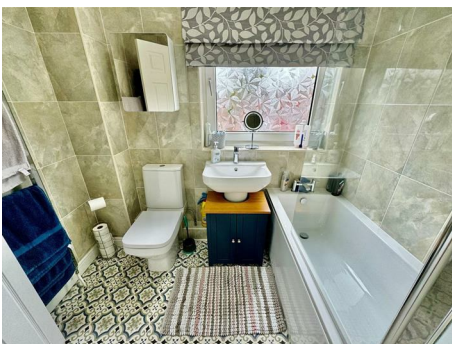
Having a window facing the rear elevation with the radiator below.



## Bedroom Three

7'8 x 7'4

Having a window facing the front elevation with a radiator and timber flooring.



## Bathroom

7'2 x 5'4

The bathroom is installed with an attractive modern three piece suite comprising a panel bath with both a

mixer tap and thermostatic shower with protective screen above, a pedestal wash hand basin with mixer tap, a dual flush low level WC, fully tiled walls with a chrome heated towel rail and window facing the rear elevation.

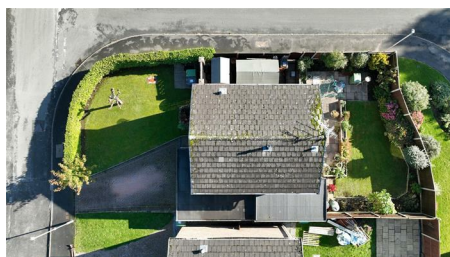
## Garage

Access from the front via an up over garage door and from the utility room, benefiting from power and lights.



## Rear Garden

With two gates offering side access both from the cul-de-sac and the side of the property which lead along paved pathways to a paved patio area, lawn garden with well stocked shrub borders, and external water supply all of which is enclosed a series of timber 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.

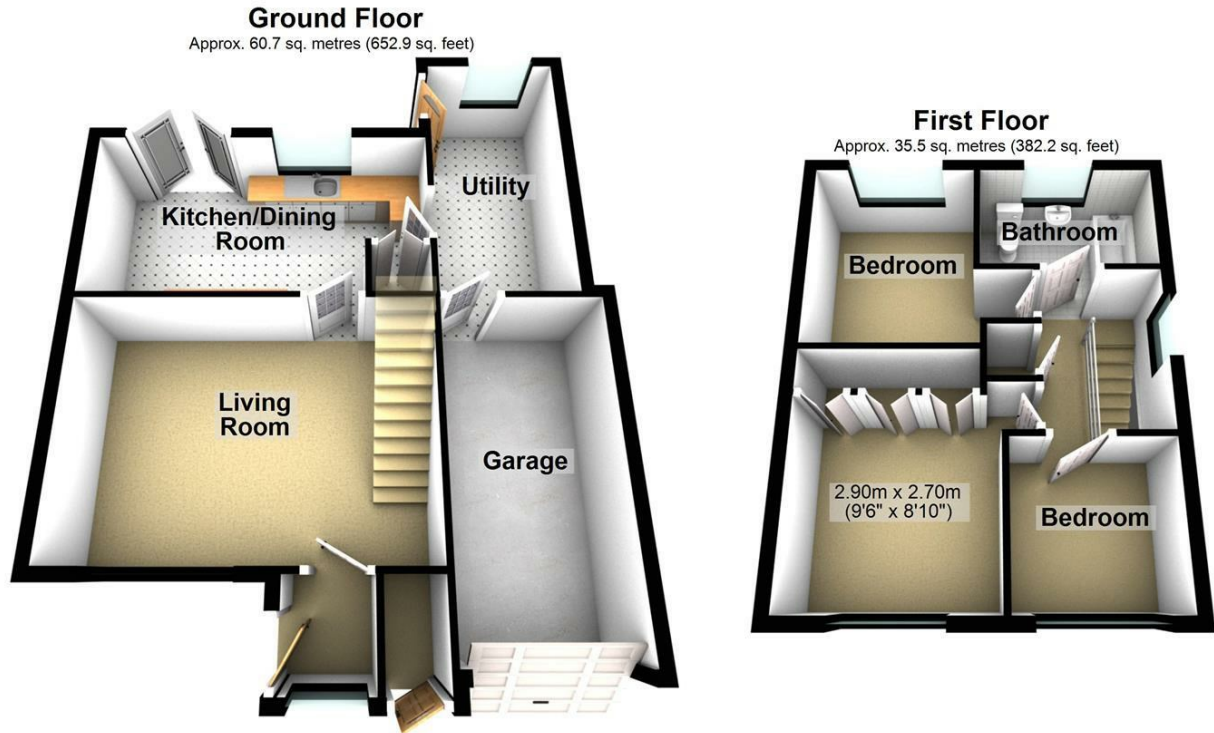
## Mortgage Advice

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. 96.2 sq. metres (1035.1 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 must 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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	