

# Town & Country

Estate & Letting Agents

Wheatsheaf Lane, Gwersyllt, Wrexham

£189,950



Located within a popular village offering easy access to Wrexham city Centre, a host of amenities as well as local motorway networks. This three bedroom semi detached home with gas central heating and UPVC double glazing has accommodation briefly comprising an entrance hall, living room, a kitchen/dining room fitted with gloss white wall, base and drawer units and French doors opening to the rear garden and a first floor landing which offers access to three bedrooms and a modern white three-piece bathroom suite. Externally ample off-road parking is available to the front of the property with a driveway running alongside to a single detached garage and gated access to an enclosed rear garden predominantly laid lawn with pathway and patio area.

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 ample off-road parking along with the driveway leading along the side of the property to the garage. There is also an external water supply and light and timber side access opening to the rear garden.

## Entrance Hall

A UPVC double glazed front door opens to wood grain effect laminate flooring, a radiator, stairs off rising to the first floor accommodation and a glazed internal door opening to the living room.

## Living Room

15'6 x 12'10

Having a window to the front elevation with a radiator below, glazed internal door opening to the kitchen/dining room and featuring a living flame gas fire with feature surround.

## Kitchen Dining Room

16'2 x 9'6

The kitchen area is fitted with a range of contemporary gloss fronted wall, base and drawer units featuring stainless steel handles, granite work surfaces houses a stainless steel one and a half bowl sink unit with adjustable mixer tap. Integrated appliances include stainless steel oven with hob and extractor above. There is space and plumbing for a washing machine, a window to the rear elevation, a second window to the side elevation, a radiator and under stairs storage cupboard.. The dining area has a radiator and UPVC double glazed French doors opening to the rear garden and the whole room has recessed downlights set within the ceiling.

## First Floor Landing

With doors off opening to the bathroom and to all three bedrooms as well as having access to the loft and the window facing the side elevation.

## Bedroom One

10'2 x 12'8

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

## Bedroom Two

12'8 x 8'5

Timber laminate flooring, a window to the rear elevation of the radiator below and fitted with two sets of double wardrobes with luggage cupboard canopy above.

## Bedroom Three

8'7 x 7'

With a window facing the front elevation with a radiator below.

## Bathroom

7'7 x 6'10

The bathroom is installed with a modern white three-piece suite comprising a panel bath with waterfall style mixer tap with an electric shower and protective screen above, low level WC and pedestal wash hand basin along with a built-in cupboard, which houses the gas Wosstcher combination boiler. The walls are fully tiled with a radiator and an opaque window facing the rear elevation.

## Garage

Detached garage with power and light along with an up and over garage door and side access door.

## Rear Garden

Having a paved pathway and patio area, a garden which is laid to lawn and enclosed predominantly by timber fencing.

## 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.

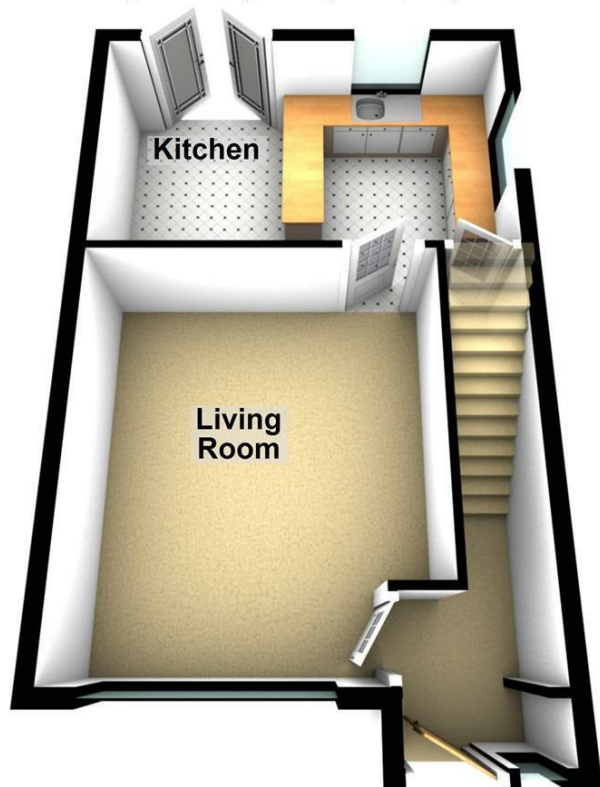
## Additional Information

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.



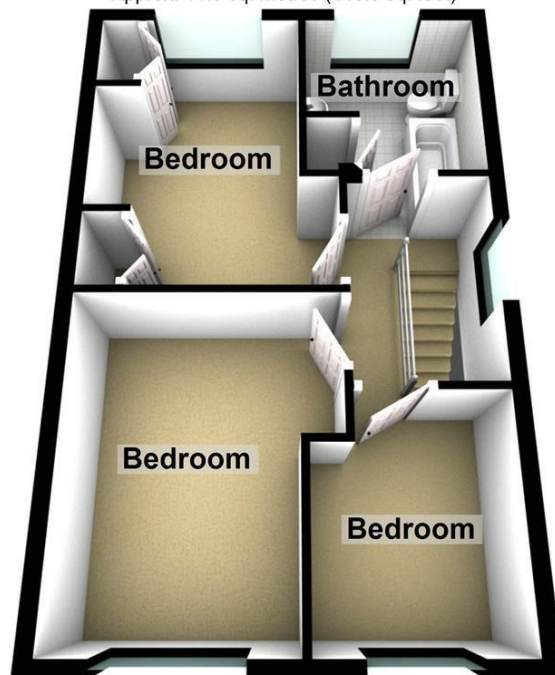
## Ground Floor

Approx. 41.4 sq. metres (446.1 sq. feet)



## First Floor

Approx. 41.3 sq. metres (445.0 sq. feet)



Total area: approx. 82.8 sq. metres (891.1 sq. feet)

Energy Efficiency Rating		
	Current	Potential
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		
	74	87
England & Wales	EU Directive 2002/91/EC	

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.