

# Town & Country

Estate & Letting Agents

Old Mold Road, Gwersyllt, Wrexham

Offers Over £385,000



This detached home should be viewed to be fully appreciated.

Ideally located for easy access to Wrexham city Centre as well as to a host of day-to-day amenities and local motorway networks. Beautifully presented throughout and benefiting from both gas central heating and UPVC double glazing, the property itself in brief comprises an inviting entrance hall with a cloakroom off, a modern fitted kitchen with island unit, a dining area with bi-folding doors opening to the rear garden and an open through way to the living room, a utility room, cloakroom WC and a bar/sitting room with fitted bar ideal for entertaining friends and a large storage room with a wealth of other versatile uses. The first floor landing offers access to a contemporary family bathroom and to 4 bedrooms the principle of which enjoys en-suite facilities. Externally the property sits on a corner plot with a bonded resin driveway offering ample off-road parking, there is a lawn garden to the side and a low maintenance predominantly deck rear garden which again is ideal for entertaining with its south-easterly facing orientation.

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## Externally front

The front of the property has a golden gravel garden along with a resin bonded driveway with timber side access leading to the side lawn garden and the canopy porch above the front door with a light alongside.

## Entrance hall

11'3 x 7'5

The property is entered through a UPVC double glazed front door which opens to wood grain effect laminate flooring and an inviting entrance hall with a radiator, stairs off rising to the first floor accommodation a door opening to the kitchen and a second door opening to a cloakroom.

## Cloakroom

4'8 x 2'8

With a continuation of the woodgrain effect laminate flooring from the entrance hall and having a small opaque window to the front elevation and a radiator.



## Kitchen/dining room

26'9 x 10'2

The kitchen area is fitted with a range of attractive contemporary gloss white wall base, and drawer units with complementary stainless steel handles and island unit. Ample works surface space houses, a resin 1 1/2 bowl sink unit with adjustable mixer tap. Integrated appliances include stainless steel double oven hob and extractor hood along with a dishwasher, foot lights, housing space for American style fridge freezer and a housing cupboard for the Worcester gas combination boiler. The flooring is ceramic tile, there is a column style radiator, under stairs storage cupboard with light, tile splashback and a window facing the rear elevation.



## Dining area

With woodgrain effect timber laminate flooring, a radiator, and open through way to the living room and bi-folding doors opening out to the rear gardens deck patio area.



## Living room

14'4 x 11'4

With a continuation of the wood grain effect timber laminate flooring from the dining area to a living room with provision for a wall mounted television and a bay window facing the front elevation with a radiator below.



## Utility room

16'7 x 7'5

(Measurements incorporating cloakroom WC) the utility room is fitted with a range of wall and base drawer units matching those in the kitchen again complimented by stainless steel handles and with worksurface space housing a stainless steel single drainer sink unit with mixer tap and tile splashback. There is space and plumbing for a washing machine, space for a dryer, a radiator, a window facing the front elevation and a door opening to the cloakroom WC.



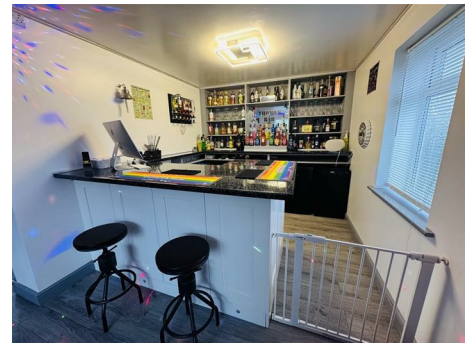
## Cloakroom WC

With a continuation of the ceramic tile flooring from the utility room the cloakroom WC is fitted with a vanity unit with a countertop mounted wash hand basin with mixer tap and tiled splashback incorporating the dual flush low-level WC, mounted to the walls is a chrome heated towel rail.

## Rear hall

10'5 x 5'6

With a continuation of the ceramic tile floor flowing in from the kitchen to a rear hall with a radiator, access to the loft above via a retractable folding timber ladder, and open through way to the bar/sitting room and an opaque UPVC double glazed door opening to the rear garden.



## Bar/sitting room

15'3 x 20'9

A fantastic L shaped room ideal for entertaining with wood grain effect timber laminate flooring, a radiator, an air-conditioning unit and windows facing the front and side elevations and fitted with an impressive bar incorporating shelving and display units.



## Storage room

21'5 x 15'6

A triangular shaped room with a vaulted ceiling offering potential purchases a variety of uses with two radiators, a window to the front elevation and a UPVC double glazed door opening to the rear of the property.

## First floor landing

With access to the loft space and doors off opening to a built-in storage cupboard and to all four bedrooms and to the bathroom.



## Bedroom one

11'2 x 11'4

With a window facing the front elevation radiator below and a door opening to the ensuite shower room.



## Ensuite shower room

6'10 x 5'9

A lovely modern ensuite fitted with a contemporary three-piece suite comprising an oversized corner shower enclosure with electric shower, a fitted vanity unit with countertop, mounted wash hand basin with mixer tap and incorporating a dual flush low level WC with matching wall units and mirror, fully tiled walls with a chrome heated towel rail and an opaque window facing the front elevation.



## Bedroom two

10'10 x 10'3

Currently utilised as a craft room, this double bedroom has a window facing the rear elevation with a radiator below.



## Bedroom three

12'2 x 8'2

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

## Bedroom four

9'6 x 8'1

Bedroom four is currently used as a walk in wardrobe with a window facing the rear elevation, radiator below and fitted throughout with floor to ceiling hangers and shelving.



## Family bathroom

6'1 x 6'6

Another contemporary bathroom suite installed with an L shaped bath with dual head thermostatic shower above along with a protective screen, another vanity unit with countertop mounted wash hand basin and mixer tap along with a jewel flush low level WC, a ceramic tile floor, fully tiled walls with a chrome heated towel rail and an opaque window facing the rear elevation.

## Rear garden

The continuation of bonded resin continues to a low maintenance rear garden with a substantial deck patio area with several seating spaces, there is also outside lighting, water supply all of which are enclosed by series of timber fence panels.



## Externally side garden

With a continuation of the bonded resin driveway from the front to a pathway that leads along the side of the property into the rear garden alongside predominantly lawned gardens with conifer hedging and brick wall enclosed. Further timber gate leads to the rear garden.

## Drone Photography

## 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.



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