

Town & Country

Estate & Letting Agents

Jutland Avenue, Gwersyllt

£179,950



Ideally situated for easy access to Wrexham, as well as the local motorway networks and a host of day-to-day facilities, this beautifully presented, two-bedroom semidetached home benefits from both UPVC double glazing along with gas central heating and is available with no onward chain. With internal accommodation comprising an entrance porch, a spacious living room, kitchen/dining room fitted with a range of white wood grain effect shaker style units and a first-floor landing which offer access to two double bedrooms and to a white, contemporary three-piece bathroom suite. Externally to the front of the property is a predominantly lawned garden with paved off-road parking running alongside the property to gated side access to a split level enclosed rear garden which is low maintenance being partially paved and golden gravelled. NO ONWARD CHAIN.

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Externally Front

To the front of the property is a lawn garden with flower bed, paved off-road parking leads alongside the property and towards gated side access to the rear garden. To the right hand side of the entrance door is next external courtesy light.

Entrance Porch

The property is entered through an opaque UPVC double glazed door which opens to an entrance porch with a radiator, timber laminate flooring, a window facing the front elevation and a door off opening to the living room.



Living Room

18'1 x 12'2

With the continuation of the timber laminate flooring from the entrance porch to a dual aspect living room, having windows facing both front and side elevations both with radiators below, with a central Adam's style of fireplace, stairs of rising to the first floor accommodation with a storage cupboard below and a door off opening to the kitchen/dining room



Kitchen/ Dining Room

12'2 x 8'7

The kitchen is fitted with a range of white wood grain effect, shaker style wall, base and drawer units complimented by stainless steel handles and woodgrain effect work surfaces housing a stainless steel single drainer sink unit with a mixer tap and tiled splashback. Integrated appliances include a stainless steel double oven, electric hob and stainless steel extractor hood, there is space for a tall fridge/ freezer, space and plumbing for a washing machine, a radiator, a window facing the rear elevation and an opaque UPVC double glazed door opens to the rear garden.

First Floor Landing

Having doors off to both double bedrooms and the bathroom as well as a hatch to the loft.



Bedroom One

12'2 x 9'5

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



Bedroom Two

12'2 x 8'6

With a window facing the rear elevation with a radiator below and having a deep built in cupboard housing a wall mounted, Worcester gas combination boiler installed in approximately 2020.



Bathroom

8'2 x 4'7

The bathroom is installed with an

attractive contemporary suite comprising a panel bath with mixer tap and shower extension along with a protective glass screen, dual flush low level WC and pedestal wash hand basin, partially panelled walls with a radiator and opaque window facing the side elevation.



Rear Garden

Having gated side access leading to a split level rear garden with a higher paved patio area and three steps descending to a golden gravel garden all of which is enclosed by a series of timber fence panels. There is also an external 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 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.

