

Town & Country

Estate & Letting Agents

Hamlington Avenue, Gwersyllt, Wrexham

£155,000



Beautifully presented on a generous corner plot, this two-bedroom semi-detached home features air source heating, solar panels, UPVC double glazing, a modern kitchen, double-aspect living room, and off-road parking. Ideal for first-time buyers.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

DESCRIPTION

Beautifully presented and set on a generous fan-shaped corner plot, this two-bedroom semi-detached home benefits from air source heating, solar panels, and UPVC double glazing. Offering stylish interiors and modern features, it includes a double-aspect living room, well-equipped kitchen/breakfast room, and off-road parking for two vehicles. Ideal for first-time buyers or downsizers.



LOCATION

Located in a well-established residential area, Hamlington Avenue offers convenient access to Wrexham city centre, local schools, shops, and transport links. The area is popular with first-time buyers and families alike, providing a quiet yet accessible setting close to everyday amenities and major road networks.

ENTRANCE HALL

Entered via an opaque UPVC front door into a hall with light grey wood grain effect laminate flooring, radiator, and access to the living room, kitchen, and stairs to the first floor.



LIVING ROOM

15'2 x 11'2

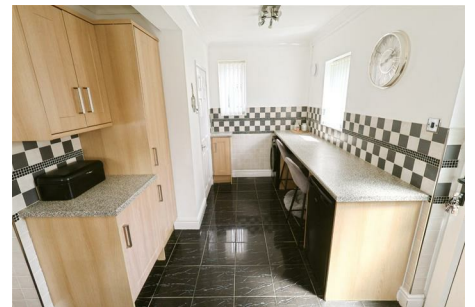
Features laminate flooring, dual-aspect windows, two radiators, TV mount with electric fire below, fitted shelving in alcoves, and low-level cabinets.



KITCHEN/BREAKFAST ROOM

15'2 x 11'6 (max)

An L-shaped space fitted with light wood-effect wall, base, and drawer units with stainless steel handles and ample worktop space including a breakfast bar. Includes a stainless steel sink, integrated oven, hob, extractor, dishwasher, and fridge, with plumbing for a washing machine. Ceramic tile flooring, radiator, and windows to front, side, and rear elevations. A UPVC door opens to the side garden.



FIRST FLOOR LANDING

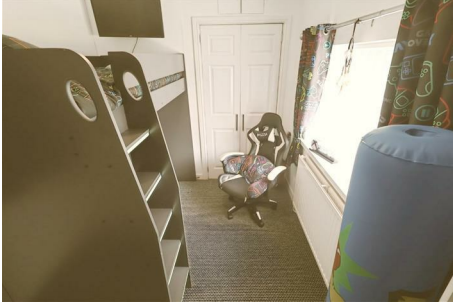
Rear-facing window, loft access, built-in shelving cupboard, and doors to all rooms.



BEDROOM ONE

15'2 x 8'4

Double aspect room with windows to front and rear, radiator, built-in over-stairs storage, and double-door wardrobe.



BEDROOM TWO

9'7 x 7'2

Front-facing window, radiator, and built-in double wardrobe.

BATHROOM

7'9 x 7'1

Fitted with a white three-piece suite including a P-shaped spa bath with electric shower and curved screen, dual flush WC, pedestal basin, tiled walls, chrome heated towel rail, and opaque rear window.



EXTERNALLY

To the front is brick block off-road parking for two vehicles, with a paved path leading to the front door and along the side of the property through a timber gate. The side garden is lawned and enclosed by fencing and hedging with an outside light. The rear garden includes a continuation of the pathway, a timber shed, a slightly raised lawn, a large decked patio area, and a second shed in the rear corner.



Services

The agents have not tested any of the appliances listed in the particulars.

Freehold

Council Tax - B (£1706 Per Year)

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

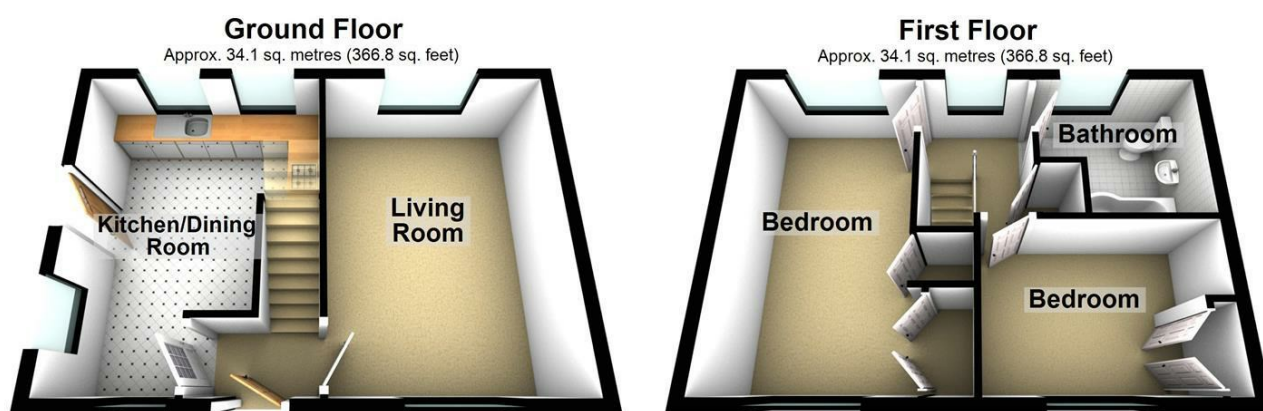
To Make an Offer

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.



Total area: approx. 68.2 sq. metres (733.7 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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC