

Town & Country

Estate & Letting Agents

Walkham Court, Gwersyllt

£240,000



An excellently presented three bedroom detached property situated in a popular village location. The property comprises; entrance hall, lounge, kitchen/diner and downstairs W/C on the ground floor, with three bedrooms and bathroom on the first floor. Externally there is an enclosed garden to rear, along with 2 allocated parking spaces.

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

TEL: 01978 291345

Entrance

Double glazed window to front. Tiled flooring. Radiator.

Downstairs W.C

Low level W/C. Pedestal wash hand basin. Localised wall tiling. Tiled flooring. Double glazed window to front. Radiator.

Lounge

16'9" x 10'2"

Coved ceiling. Double glazed window to front. Radiator.

-

Kitchen/Diner

18'9" x 14'3"

Fitted with a modern range of wall, base and drawer units with complementary work surfaces. 1 & ½ stainless steel sink unit with mixer tap. Integrated electric oven and separate grill with gas hob and extractor hood over. Plumbing for washing machine and dishwasher. Tiled flooring. Inset spotlights. Ample space for dining table and chairs. Double glazed window to rear. Double glazed French doors to rear. Radiator x2.

-.

-..

Landing

Loft access. Cupboard housing boiler. Radiator. Doors to:

Bedroom One

12'10" x 10'4"

Double glazed window to rear. Radiator.

En-Suite

Low level W/C. Pedestal wash hand basin. Walk-in shower double shower. Tiled flooring. Inset spotlights. Radiator.

Bedroom Two

11'6" x 8'1"

Double glazed window to rear. Radiator.

Bedroom Three

10'4" x 9'7"

Double glazed window to front. Radiator.

Bathroom

8'1" x 6'2"

Low level W/C. Pedestal wash hand basin. Panel enclosed bath. Localised wall tiling. Tiled flooring. Inset spotlights. Double glazed window to front. Radiator.

Outside

Externally there is an enclosed rear garden with patio and lawn, along with 2 allocated parking spaces, also to the rear.

Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

Services

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

Mortgage Advice

Town and Country Property Services 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.

Hours of Business

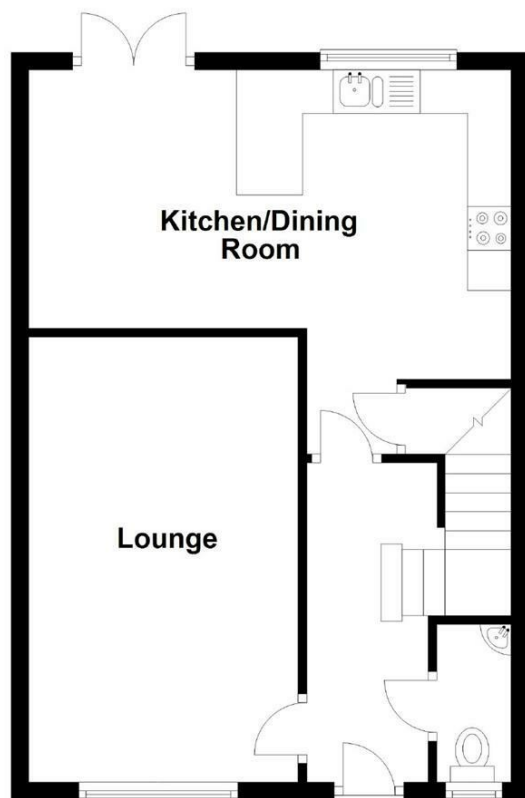
Monday to Friday - 8:30am - 5:30pm
Saturday - 9:00am - 4:00pm

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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.

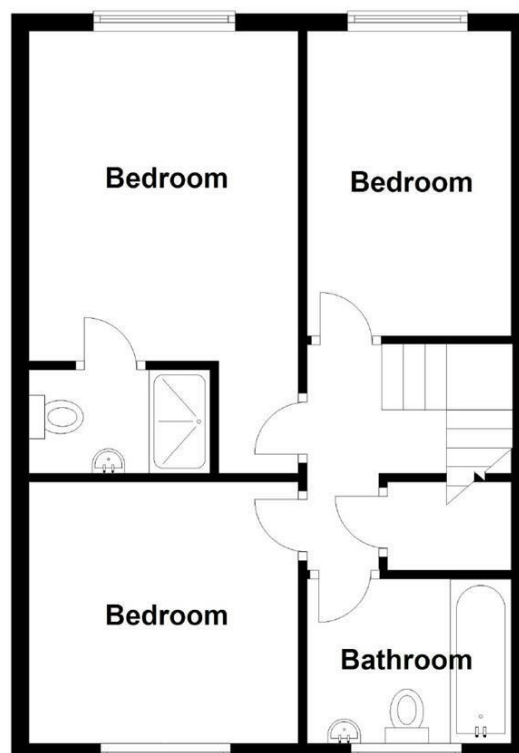
Ground Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



First Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



Total area: approx. 90.6 sq. metres (974.9 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		81	81
(69-80) C			
(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	