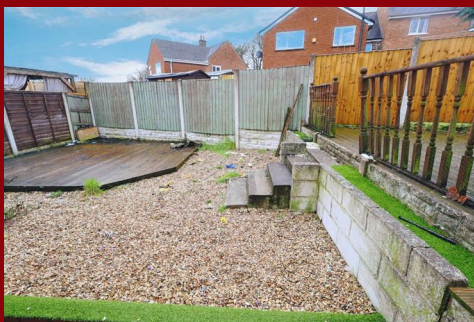


# Town & Country

Estate & Letting Agents

Heol Hyfryd, Wrexham

£164,500



Located within this popular village, this three-bedroom mid-terraced property offers gas central heating, UPVC double glazing and well-planned accommodation which includes an entrance hall, a spacious living room with adjoining conservatory, and a fitted kitchen with gloss white units. The first-floor landing provides access to three bedrooms and a four-piece bathroom suite. Externally, the property benefits from gravel and paved off-road parking to the front, with gated side access leading to a predominantly gravelled rear garden with two tiered decked patio areas enclosed by timber fencing. The property is offered with no onward chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345

## LOCATION

Gwersyllt is a well-established and sought-after village situated just a short distance from Wrexham town centre. The area benefits from a wide range of local amenities including supermarkets, schools, leisure facilities and convenient transport links, with its own railway station providing easy access to Wrexham, Bidston and beyond. The village offers a friendly community atmosphere and excellent road connections to the A483 for commuting to Chester, Oswestry or the wider region.

## ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed door, opening to wood-grain laminate flooring. There is a radiator, stairs rising to the first-floor accommodation, and a partially glazed door leading to the living room.

## LIVING ROOM

19' x 12'

A continuation of the wood-grain laminate flooring flows into a spacious living room featuring a radiator and a front-facing window. There is an electric fire set within an Adam-style surround, and patio doors opening into the conservatory.

## CONSERVATORY

9'5 x 9'2

Fitted with ceramic tiled flooring, a radiator, and a UPVC double-glazed frame with integrated French doors opening onto the rear garden.

## KITCHEN

19' x 9 (max)

The kitchen is fitted with gloss white wall, base and drawer units complemented by stainless steel details and wood-grain effect work surfaces housing a single-drainer sink with mixer

tap. Integrated appliances include a fridge freezer located in the island, an oven, hob, extractor hood, dishwasher and fridge, with space and plumbing for a washing machine. The wood-grey laminate flooring continues throughout. Windows overlook both the front and rear elevations. Additional features include a wall-mounted Ideal gas combination boiler, recessed ceiling downlights and a UPVC double-glazed door opening to the side of the property.

## FIRST-FLOOR LANDING

Providing access to the loft and doors leading to the bathroom and all three bedrooms.

## BATHROOM

7' x 6'9

Installed with a white four-piece suite comprising a corner bath with mixer tap and shower extension, a corner shower enclosure with static shower unit, a low-level WC and a pedestal washbasin. The bathroom also features ceramic tiled flooring, fully tiled walls, a heated towel rail, an opaque rear-facing window and recessed ceiling downlights.

## BEDROOM ONE

14' x 7'1

A front-facing window with radiator below.

## BEDROOM TWO

9'2 x 12'

Featuring a built-in double wardrobe, radiator and rear-facing window.

## BEDROOM THREE

11'7 x 5'8 (max)

With a radiator and front-facing window.

## EXTERNALLY

To the front of the property there is gravel and paved off-road parking, with external lights positioned either side of

the main entrance door and a gate providing access to the rear garden. The rear garden is predominantly laid with golden gravel and features both lower and upper decked patio areas. There is also an aluminium storage shed set within the higher-level section of this long garden. The garden is enclosed by timber fencing and benefits from an external water supply and lighting.



ENTRANCE HALL



LIVING ROOM



CONSERVATORY



**KITCHEN**



**BEDROOM TWO**



**BEDROOM THREE**



**BATHROOM**



**EXTERNALLY**



**BEDROOM ONE**

### Services (Wrexham)

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

Tenure: Freehold

Council Tax Band B - £1,706.00

### Viewings (Wrexham)

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

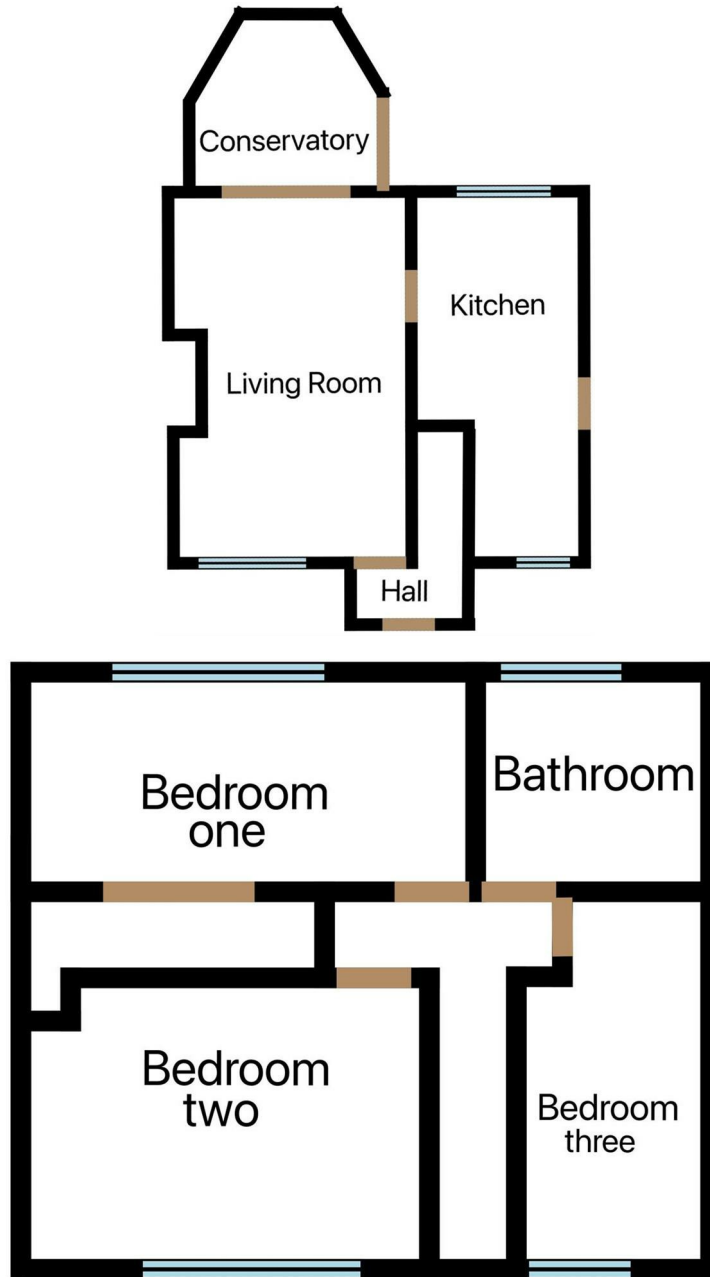
### To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

### Mortgage Advice (Wrexham)

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.**



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
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			80
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	