

# Town & Country

Estate & Letting Agents

Neston View, Gwersyllt

Offers Over £140,000



Attractive two-bedroom semi-detached home with no onward chain, UPVC double glazing and gas central heating. Features two reception rooms, a well-equipped kitchen, a modern shower room and gardens to the front and rear.

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## DESCRIPTION

A two-bedroom semi-detached property offered for sale with no onward chain. The home benefits from UPVC double glazing, gas central heating and well-presented accommodation comprising an entrance hall, living room, dining/sitting room, kitchen, and a first-floor landing giving access to two bedrooms and a shower room. Externally, there is a lawned front garden with a shared pathway, and a rear garden with a lower patio, timber steps leading to an upper lawn area and various outbuildings.



## LOCATION

Gwersyllt is a popular and well-served village situated just outside Wrexham, offering an excellent range of local amenities including shops, cafés, schools and leisure facilities. The area benefits from strong transport links with its own railway station providing easy access to Wrexham and Bidston, as well as convenient road routes towards Chester and the A483. With nearby parks, woodland walks and community facilities, Gwersyllt is a desirable location for families, commuters and first-time buyers alike.

## ENTRANCE HALL

The property is entered through a UPVC double-glazed front door, opening into an entrance hall with a partially glazed door leading to the living room, and stairs rising to the first-floor accommodation.



## LIVING ROOM

10'10 x 10'8

Featuring a window to the front elevation, a radiator and an exposed brick ornamental fireplace. A door leads through to the dining/sitting room.



## DINING/SITTING ROOM

13'3 x 10'8

With an internal window looking into the kitchen, an understairs storage cupboard, a radiator and a feature exposed brick fireplace with a wooden mantel. A door opens into the kitchen.



## KITCHEN

13'3 x 8'7

Fitted with gloss wall, base and drawer units complemented by stainless steel

handles and a wood-grain effect worksurface housing a stainless steel single drainer sink with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob and extractor hood, with space for a tall fridge-freezer. The floor is ceramic tiled, and there is a radiator. A built-in cupboard houses the Ideal gas combination boiler. A window faces the rear elevation, with a double-glazed skylight set into the ceiling. A UPVC double-glazed door opens out to the rear garden.



## FIRST FLOOR LANDING

With a sliding door to the shower room and further doors to both bedrooms.



## SHOWER ROOM

7 x 4'3

Fitted with a three-piece white suite comprising a corner shower enclosure with thermostatic control, dual-flush low-level WC and pedestal wash hand basin. Partially tiled walls, extractor fan and an opaque window to the rear elevation.



## BEDROOM ONE

10'9 x 10'8

With a recessed area ideal for a wardrobe, a radiator, a window to the front elevation and a cast-iron ornamental fireplace.



## BEDROOM TWO

10'9 x 8'6

With a radiator, a cast-iron ornamental fireplace and a window facing the rear elevation.



## EXTERNALLY

To the front of the property is a lawned garden with a shared pathway leading to the front door. The rear garden features a brick-block lower patio area with outbuildings requiring attention. Wooden sleeper steps rise to an upper lawned tier of garden, with a timber shed and woodland beyond.

## 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

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

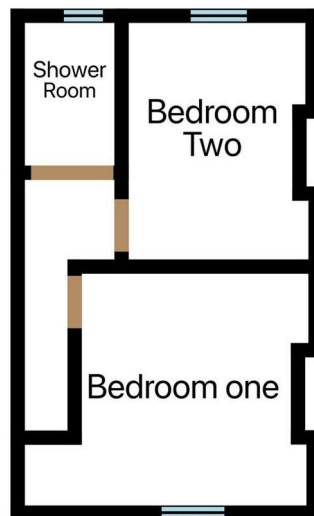
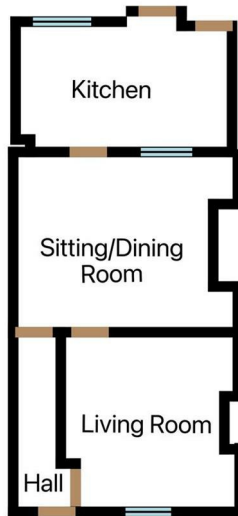
## To Make an Offer

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.**



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 most 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			86
(69-80) C			
(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	