

# Town & Country

Estate & Letting Agents

Mold Road, Gwersyllt, Wrexham

Offers Over £169,950



Conveniently located in Wrexham, this three-bedroom townhouse offers gas central heating and UPVC double glazing. It features a living room, kitchen/dining area with gloss units, three bedrooms (principal with built-in wardrobes), and a modern bathroom. Externally, there's a slate front garden with a store and a low-maintenance, enclosed rear garden.

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## DESCRIPTION

Conveniently located with easy access to Wrexham, local motorways, and amenities, this three-bedroom townhouse features gas central heating and UPVC double glazing. Inside, there is an entrance hall, spacious living room, and a kitchen/dining area with gloss white units. Upstairs, a landing leads to a modern three-piece bathroom and three bedrooms, with the principal bedroom offering two built-in double wardrobes. Externally, the property has a slate front garden with an outside store and a low-maintenance rear garden, paved with golden gravel, enclosed by timber fencing, and not directly overlooked.



## LOCATION

Conveniently situated on Mold Road in Wrexham, with easy access to the town centre, local motorway networks, and a wide range of everyday amenities including shops, schools, and leisure facilities.



## ENTRANCE HALL

Access is via an opaque UPVC

double-glazed door, opening into an entrance hall. A further glazed door leads into the living room.



## LIVING ROOM

15'8 x 12

The living room has stairs leading to the first floor, a front-facing window with a radiator beneath, and a door leading to the kitchen/dining room.



stainless steel oven, microwave, gas hob, and extractor hood. There is also a housing cupboard for the gas combination boiler and space with plumbing for a washing machine. The floor is ceramic tiled with a marble effect. Windows face the rear elevation, and there is a radiator, extractor fan, and an opaque UPVC double-glazed door opening to the rear garden.



## KITCHEN / DINING ROOM

15'8 x 9'7

The kitchen is fitted with a range of white gloss wall, base, and drawer units, along with larder cupboards. The work surfaces include a stainless steel single drainer sink with a mixer tap. Integrated appliances include a



## FIRST FLOOR LANDING

The landing provides access to the loft, a built-in shelved store cupboard, the bathroom, and all three bedrooms.



## BEDROOM ONE

10'2 x 8'8

The principal bedroom has two sets of built-in double wardrobes, a front-facing window, and a radiator.



## BEDROOM TWO

9'3 x 9'8

This bedroom has a rear-facing window with a radiator beneath



## BEDROOM THREE

6'7 x 6'5

Featuring a built-in cupboard/wardrobe, a front-facing window, and a radiator.



## BATHROOM

6 x 5'6

The modern white suite comprises a panel bath with a black mixer tap and shower attachment with protective screen, a dual-flush WC, and a vanity unit with a black mixer tap and wash hand basin. The floor is ceramic tiled, walls are fully tiled, and there is a black heated towel rail, extractor fan, and a rear-facing window.



## EXTERNALLY

To the front, there is a slate chip garden with a paved pathway leading to the front door, which features an external light. To the left-hand side of the property is a brick-built store. The rear garden is relatively low-maintenance, primarily paved with a patio area and gold gravel. It is not directly overlooked, is enclosed by timber fence panels, and features an external light.

## Services

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

Freehold

Council Tax Band - B (£1706 Per Year)

## Viewings

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

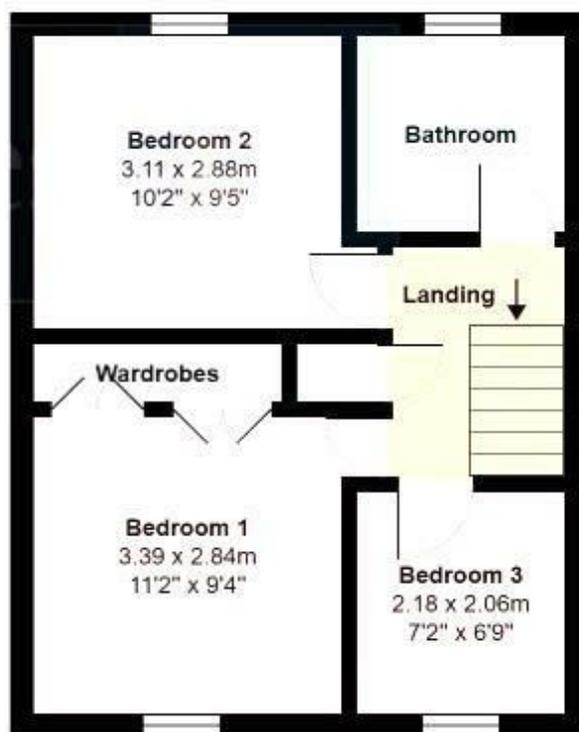
## To Make an Offer

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.**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			88
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.