

# Town & Country

Estate & Letting Agents

Heol Camlas, Gwersyllt, Wrexham

£189,950



Set within a sought-after village location, the property enjoys easy access to major motorway links, the city centre, and a variety of everyday amenities. This well-presented three-bedroom semi-detached home benefits from UPVC double glazing and gas central heating throughout. The accommodation includes an entrance hall, a generous living/dining room opening into a conservatory, and a modern fitted kitchen with integrated appliances leading through to a utility room. To the first floor, there are three bedrooms and a stylish shower room accessed from the landing. Externally, the property offers ample off-road parking via double iron gates, a carport, and a low-maintenance rear garden complete with a covered bar area and an attached shed.

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## DESCRIPTION

Located in a sought-after village with easy access to motorway links, the city centre, and local amenities, this well-presented three-bedroom semi-detached home benefits from UPVC double glazing and gas central heating. The property offers an entrance hall, spacious living/dining room with conservatory, a modern fitted kitchen with utility, and three bedrooms with a stylish shower room to the first floor. Externally, there is ample off-road parking via double iron gates, a carport, and a low-maintenance rear garden with a covered bar area and attached shed.



## LOCATION

Situated within a popular residential area on the outskirts of Wrexham, the property benefits from convenient access to the city centre, a range of local amenities, and well-regarded schools. Excellent transport links are nearby, including easy access to the A483 for commuting to Chester, Oswestry, and beyond. The surrounding area also offers a selection of shops, supermarkets, and leisure facilities, making it an ideal setting for families and professionals alike.

## ENTRANCE HALL

The property is entered via an opaque double-glazed composite front door leading into the entrance hall. Features include woodgrain-effect laminate flooring, a radiator, and stairs rising to

the first floor. A light oak veneer door opens into the living/dining room.



## LIVING / DINING ROOM

19 x 12'1

A bright and spacious room with continued light grey woodgrain laminate flooring, a front-facing window, two radiators, and a feature marble fireplace with electric fire. Patio doors lead into the conservatory, and a further light oak veneer door opens into the kitchen.



## CONSERVATORY

10'4 x 9'8

Constructed with a UPVC double-glazed frame and French doors opening to the rear garden. Features include a ceramic

tilled floor, radiator, and UPVC panel ceiling.



## KITCHEN

11 x 9'1

A beautifully fitted kitchen with a range of grey gloss wall, base, and drawer units, complemented by woodgrain-effect work surfaces. Includes a stainless steel sink with mixer tap, integrated oven, microwave, electric hob with extractor hood, and dishwasher. Finished with light woodgrain laminate flooring, an anthracite tower radiator, recessed ceiling downlights, and a rear-facing window. An opaque UPVC door leads outside, and an open archway connects to the utility room.



## UTILITY

6'9 x 5'4

Fitted with matching base units and woodgrain-effect work surfaces, with space and plumbing for a washing machine and dryer. Rear-facing window and recessed ceiling downlights.

## FIRST FLOOR LANDING

Provides access to the loft via a

retractable ladder, and doors leading to all three bedrooms and the shower room.



## BEDROOM ONE

12'3 x 9

Front-facing window with radiator below.



## BEDROOM TWO

13'8 x 9'7 (max)

Rear-facing window with radiator below.



## BEDROOM THREE

11 x 5'7

Includes a built-in cupboard housing the radiator, with an additional radiator and front-facing window.



## SHOWER ROOM

7'4 x 6'8

A modern three-piece suite comprising an oversized shower enclosure with dual-head thermostatic shower, pedestal wash basin, and low-level WC. Partially tiled walls, chrome heated towel rail, opaque rear window, and UPVC ceiling with integrated lighting and extractor fan.



## EXTERNALLY

Double iron gates open onto a spacious brick-block driveway, providing ample off-road parking and turning space. The front is bordered by a low wall with railings, with a carport to the side and an additional iron gate offering access to the rear garden.

The rear garden is designed for low maintenance, finished with brick block paving. It includes a timber shed, external lighting, power and water supply, and access to a covered bar area, which also benefits from power and lighting.



## 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.

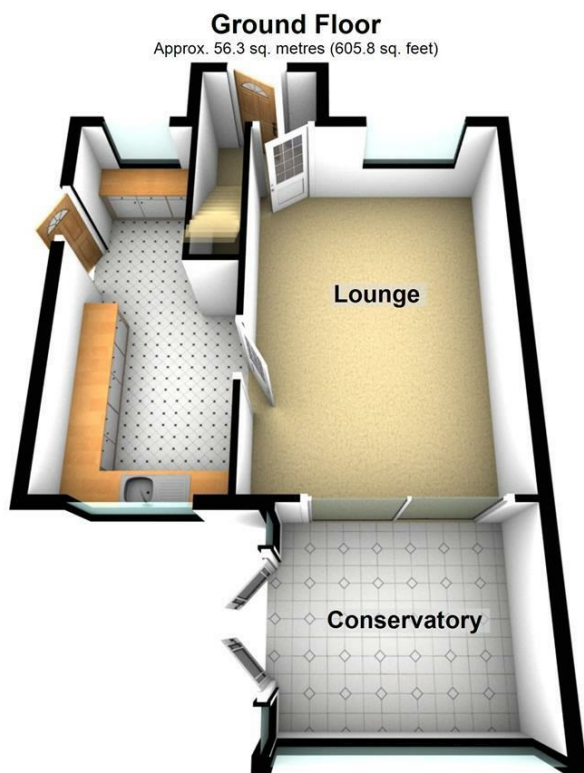
## To Make an Offer

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.**



Total area: approx. 93.6 sq. metres (1007.7 sq. feet)

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	77
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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.