

# Town & Country

Estate & Letting Agents

Old Mold Road, Gwersyllt, Wrexham

£269,950



A beautifully presented three-bedroom detached home situated in the popular village of Gwersyllt. The property has been extensively improved throughout and benefits from a brand-new fitted kitchen complete with a new electric oven and hob, a newly installed bathroom suite, brand-new grey carpets, modern white internal doors, and newly fitted uPVC double-glazed argon gas-filled windows throughout, providing excellent energy efficiency and natural light.

The accommodation offers spacious and versatile living space, including a generous living room, modern kitchen with patio doors to the rear garden, three well-proportioned bedrooms, and contemporary bathroom facilities. Externally, the property benefits from a landscaped rear garden, courtyard area, workshop, and garage, making it ideal for families, first-time buyers, or those seeking additional storage and workspace. Conveniently located close to local amenities, schools, transport links, and Wrexham city centre, this property is ready to move straight into and enjoy.

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## DESCRIPTION

A beautifully presented three-bedroom detached home in the popular village of Gwersyllt, offering modern, move-in-ready accommodation throughout. Recently improved with a brand-new kitchen, newly fitted bathroom, new carpets, modern internal doors, and uPVC double-glazed argon gas-filled windows throughout. The property also benefits from installed solar panels which are less than 2 years old, helping to improve energy efficiency, reduce electricity costs, and lower the home's environmental impact.

Externally, the property features an enclosed rear garden, workshop, and garage, providing excellent outdoor and storage space. Conveniently situated close to local amenities, schools, and transport links, this is an ideal family home combining modern comfort with practical energy-saving benefits.



## LOCATION

Situated in the popular village of Gwersyllt, this property enjoys a convenient location close to a range of local amenities, schools, shops, and public transport links. Wrexham city centre is just a short drive away, while excellent road connections, including the A483, provide easy access to Chester, Oswestry, and the wider North Wales region, making it an ideal location for families and commuters alike.

## PORCH

4.92 ft x 3.91

Accessed via a modern uPVC double-glazed front door, the small entrance porch provides a welcoming introduction to the property. The space benefits from a radiator positioned on the side elevation.



## KITCHEN/DINER

16.23 ft x 8.35 ft

Recently refurbished with a brand-new fitted kitchen, this stylish and practical space includes a new electric oven and hob, attractive green and white bistro-style tiled splashbacks, a stainless steel sink, and light oak-effect laminate flooring. The kitchen is enhanced by modern ceiling spotlights and a radiator.

A large uPVC double-glazed argon-filled window is positioned above the sink, while sliding patio doors provide access to the rear garden. Double-glazed wooden doors connect the kitchen to the living room, creating a flexible layout for family living.

Additional features include an under-stairs storage cupboard, ideal for pantry use, and plumbing and space for a washing machine.



## LIVING ROOM

12.83 ft x 17.58 ft

A spacious and bright living room featuring attractive light oak-effect laminate flooring, which continues seamlessly from the kitchen. The room benefits from large uPVC double-glazed windows overlooking the front elevation, allowing plenty of natural light to enter. Two radiators provide efficient heating, and glazed wooden doors offer direct access to the kitchen.



## LANDING

8.64 ft x 6.59 ft (maximum dimensions)

The staircase and landing are fitted with brand-new grey carpets, providing a fresh and modern finish throughout the first floor.



## BATHROOM

6.61 ft x 5.70 ft

A newly fitted bathroom comprising a panelled bath with glass shower screen, electric shower, wash hand basin, and low-level WC. Additional features include a large uPVC double-glazed argon-filled window, extractor fan, radiator, ceiling light, and easy-maintenance lino flooring.



## BEDROOM ONE

9.35 ft x 12.99 ft

A well-proportioned double bedroom featuring a large uPVC double-glazed window overlooking the front elevation and a radiator beneath. The room benefits from newly fitted grey carpeting and includes a useful airing cupboard housing the hot water cylinder and boiler system.



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### BEDROOM THREE

6.61 ft x 8.84 ft

A versatile third bedroom featuring a uPVC double-glazed window overlooking the front elevation, radiator, and newly fitted grey carpet.



### BEDROOM TWO

10.36 ft x 9.37 ft

A comfortable bedroom positioned to the rear of the property, benefiting from a large uPVC double-glazed window, radiator, and newly fitted grey carpet.



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### GARAGE

The property further benefits from a single garage. Providing secure off-road storage for a vehicle, bicycles, tools, and garden equipment, the garage offers excellent practicality and additional storage solutions. Its convenient location and generous space make it a valuable addition to the property.



### WORKSHOP

The workshop is accessed from the rear courtyard and provides a practical and versatile space suitable for a variety of uses, including a home workshop, hobby room, storage area, or potential home office space (subject to any necessary consents). Benefiting from easy access from the garden, it offers excellent additional accommodation for those requiring workspace separate from the main house.

### REAR GARDEN

The rear garden can be accessed via the kitchen back door or the sliding patio doors. The outdoor space features a newly laid lawn, decorative stone borders, a courtyard seating area, and partial boundary walls. There is also access to the workshop and garage, offering excellent storage and practical workspace options.

### Services (Wrexham)

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

Tenure - Freehold

Council Tax Band - C

### 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.

### Viewings (Wrexham)

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

### 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.**

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