

Town & Country

Estate & Letting Agents

Wheatsheaf Lane, Gwersyllt, Wrexham

£169,950



Situated on Wheatsheaf Lane in the popular village of Gwersyllt, this well-presented two-bedroom semi-detached property provides convenient access to local amenities, Gwersyllt railway station, Wrexham city centre and the surrounding road network. Benefiting from uPVC double glazing and gas central heating, the accommodation comprises an entrance hall, a living room with an exposed-brick ornamental fireplace and a fitted kitchen/dining room with French doors opening onto the rear garden. On the first floor are two double bedrooms, including a principal bedroom with a walk-in wardrobe, and a spacious three-piece bathroom. Externally, the property offers ample off-road parking, a gated carport, a prefabricated garage and a generous rear garden with a shed and summer house. The property is available with the benefit of no onward chain.

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DESCRIPTION

A well-presented two-bedroom semi-detached property offering two double bedrooms, a spacious kitchen/dining room, a principal bedroom with a walk-in wardrobe and a generous bathroom. Externally, there is ample parking, a gated carport, a garage and a substantial rear garden with a shed and summer house. Available with no onward chain.



LOCATION

The property is situated within a popular village offering a range of local amenities and convenient access to Wrexham city centre. The area is well placed for commuters, with road connections providing access to Chester, North Wales and the wider surrounding region.

ENTRANCE HALL

The property is entered through an opaque and stained-glass-panelled front door, which opens into the entrance hall. Features include ceramic-tiled flooring, a radiator, stairs rising to the first-floor accommodation and a door opening into the living room.



LIVING ROOM

14'3 x 11'6

Featuring woodgrain-effect laminate flooring, a window overlooking the front elevation and a radiator. A tiled hearth and exposed-brick ornamental fireplace provide an attractive focal point. A door opens into the kitchen/dining room.



KITCHEN/DINING ROOM

17'4 x 8'5

Fitted with a range of wall, base and drawer units with stainless-steel handles, complemented by work surfaces incorporating a resin one-and-a-half-bowl sink with a mixer tap and tiled splashbacks. There is space for a range-style cooker with an extractor hood above, together with space and plumbing for a washing machine. The kitchen also houses a wall-mounted gas combination boiler. Further features include an exposed ceiling beam, recessed downlights, two windows overlooking the rear garden and an opaque window to the side elevation. A useful understairs storage cupboard provides additional storage, while uPVC

double-glazed French doors open onto the rear garden.



FIRST-FLOOR LANDING

Featuring a window to the side elevation, access to the loft space and doors opening into both double bedrooms and the spacious bathroom.



BEDROOM ONE

14'4 x 9'3

A spacious double bedroom with a window overlooking the front elevation and a radiator. A folding door opens into the walk-in wardrobe with woodgrain-effect laminate flooring.

WALK-IN WARDROBE

5'4 x 3'9

Fitted with hanging space and high-level shelving.



BEDROOM TWO

10'8 x 9'7

A second double bedroom featuring a window overlooking the rear garden and a radiator.



BATHROOM

8'3 x 7'4

A spacious bathroom fitted with a white three-piece suite comprising a corner panelled bath with a Victorian-style mixer tap and handheld shower attachment, a low-level WC and a pedestal wash hand basin. Further features include woodgrain-effect laminate flooring, tiled walls, a radiator, a chrome heated towel rail, recessed ceiling downlights and an opaque window to the rear elevation.



EXTERNALLY

The front of the property provides ample concrete and gravelled off-road parking for several vehicles, together with a shrub garden and established hedge boundaries. Double timber gates open onto the carport, positioned along the right-hand side of the property. A canopy and exterior light are positioned above the main entrance door, with an additional light to the left of the entrance. The rear garden initially features a decorative golden-gravelled area with a timber shed, exterior lighting, an outside water supply and access to the garage. Beyond this is a further garden area comprising a paved patio and pathway, a lawn and a selection of established shrubs. A timber summer house is positioned towards the rear, together with a covered storage area and an additional golden-gravelled section.



CARPORT

Double timber gates open onto the carport, which runs along the right-hand side of the property. The carport benefits

from exterior lighting and provides access to the rear garden.

GARAGE

A prefabricated garage accessed through an up-and-over door.

Services (Wrexham)

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

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.

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