

# Town & Country

Estate & Letting Agents

Gele Avenue, Gwersyllt, Wrexham

Offers Over £200,000



Situated within this popular residential village, offering convenient access to Wrexham, the motorway network and a wide range of local amenities, this well-presented three-bedroom semi-detached home benefits from UPVC double glazing and gas central heating throughout. The accommodation briefly comprises an entrance porch leading into the reception hall, a comfortable living room opening into the dining room, and a fitted kitchen to the ground floor. The first floor provides three bedrooms and a family bathroom with an adjoining walk-in storage cupboard housing the Worcester gas combination boiler. Externally, the property enjoys a lawned front garden, a driveway providing off-road parking leading to a detached brick-built garage, and an enclosed rear garden with lawn, patio and seating areas.

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## DESCRIPTION

Located in a popular residential village with easy access to Wrexham, the motorway network and local amenities, this well-presented three-bedroom semi-detached home benefits from UPVC double glazing and gas central heating. The accommodation comprises an entrance porch, reception hall, living room opening to the dining room, and fitted kitchen. Upstairs are three bedrooms, a family bathroom, and a walk-in storage cupboard housing the Worcester gas combination boiler. Outside, there is a lawned front garden, driveway leading to a detached brick garage, and an enclosed rear garden with lawn, patio and seating areas.



## 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. Gwersyllt has a railway station on the Borderlands Line, providing direct rail services to Wrexham and Bidston, with onward connections to Liverpool via Merseyrail.

## ENTRANCE PORCH

5'6 x 2'9

Entered through a composite opaque double glazed front door with a front-facing window. Wood-effect laminate flooring continues throughout, with an open archway leading into the reception hall.



## RECEPTION HALL

12'6 x 5'6

With wood-effect laminate flooring, radiator, staircase rising to the first floor and a useful understairs storage cupboard. Internal doors lead to the kitchen and living room.



## LIVING ROOM

11'9 x 10'9

Featuring wood-effect laminate flooring, a front-facing window with radiator beneath and a living flame gas fire with decorative Adam-style surround. An open archway leads through to the dining room.



## KITCHEN

8'5 x 6'6

Fitted with a range of wall, base and drawer units complemented by stainless steel handles and wood-effect work surfaces incorporating a stainless steel single drainer sink unit with mixer tap and tiled splashback. There is space for a cooker together with plumbing and space for a washing machine. A rear-facing window overlooks the garden, while an opaque UPVC double glazed door provides side access.



## DINING ROOM

9'4 x 8

With continued wood-effect laminate flooring, radiator and a rear-facing window overlooking the garden.

## FIRST FLOOR LANDING

Having a side-facing window, access to the loft via a retractable ladder, and doors leading to all three bedrooms and the family bathroom.



### BEDROOM ONE

10'6 x 7'5

A double bedroom featuring a range of mirrored fitted wardrobes along one wall, a front-facing window and radiator.



### BEDROOM TWO

9'2 x 9'1

With a rear-facing window overlooking the garden and radiator beneath.



### BEDROOM THREE

6'9 x 6

Having a front-facing window, radiator and useful wall-mounted storage cupboards.



### BATHROOM

6'10 x 5'6

Fitted with a white three-piece suite comprising a panelled bath with electric shower over, pedestal wash hand basin and low-level WC. The walls are partially tiled and there is a radiator, an opaque rear-facing window and a walk-in storage cupboard housing the Worcester gas combination boiler.

### GARAGE

14 x 8'9

Detached brick-built garage with power and lighting, an up-and-over garage door to the front, an opaque UPVC double glazed side access door and an opaque side window.



### EXTERNALLY

Double wrought iron gates open onto a concrete driveway providing off-road parking and leading to the detached garage. A lawned front garden sits alongside the driveway, with an external light above the main entrance door. A timber side gate provides access to the rear garden. The enclosed rear garden features a paved patio seating area, an

outside light, a lawn and an additional slate-chipped seating area positioned behind the garage. The garden is enclosed by timber fence panels, creating a private outdoor space.

### Services

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

Freehold

Council Tax Band - C (£1949 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.**



# AWAITING FLOORPLAN

## COMING SOON

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.

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