Town & Country

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Cheviot Close, Gwersyllt, Wrexham £175,000









An excellent opportunity to acquire this attractive three-bedroom home, pleasantly positioned within a well-established residential development in the sought-after area of Gwersyllt. Offering a practical layout with plenty of natural light throughout, the accommodation includes a comfortable living room, a spacious kitchen/diner and a delightful conservatory overlooking the garden. The first floor provides three bedrooms and a family bathroom, making the property well suited to modern family living. Outside, an enclosed rear garden offers space for relaxation and entertaining, complemented by a single garage and useful side access. With a range of local amenities and excellent transport connections nearby, this appealing home is sure to attract interest from a variety of buyers.

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DESCRIPTION

Situated in the popular residential area of Gwersyllt, this well-presented three-bedroom home offers comfortable and versatile accommodation, ideal for first-time buyers, families and investors alike. The property features a welcoming living room, spacious kitchen/diner with integrated cooking appliances and a bright conservatory overlooking the rear garden. To the first floor are three well-proportioned bedrooms, all finished with light oak-effect laminate flooring, together with a fully tiled family bathroom. Externally, the property benefits from an enclosed rear garden with paved patio and lawn, convenient side access and a single garage. Ideally positioned within easy reach of local schools, shops, transport links and Wrexham city centre, this property presents an excellent opportunity for prospective purchasers.



LOCATION

Situated within a popular and established residential area of Gwersyllt, approximately three miles from Wrexham city centre, the property enjoys convenient access to a range of everyday amenities, including local shops, supermarkets, schools and leisure facilities. Gwersyllt railway station is approximately half a mile away, providing connections towards Wrexham and Bidston, while regular local bus services offer additional transport options. The area also benefits from convenient road links to the A483, making it well positioned for commuting towards Chester, Oswestry and the wider North Wales region. Combining a convenient residential setting with excellent access to surrounding amenities, the location is ideal for families, first-time buyers and commuters alike.



LIVING ROOM

The property is entered via a UPVC double-glazed front door, opening into a welcoming living room finished with fitted grey carpeting. A large UPVC double-glazed window overlooks the front elevation, allowing plenty of natural light to fill the room, while a radiator provides additional warmth. A staircase rises to the first floor, providing access to the bedrooms and family bathroom.



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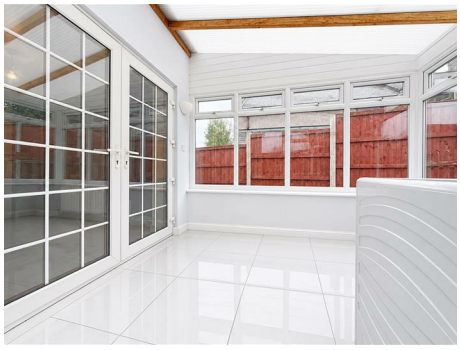
KITCHEN/DINER

A spacious and practical kitchen/diner featuring light oak-effect worktops, a gas hob, integrated oven and designated spaces for a dishwasher and washing machine. A UPVC double-glazed window overlooks the rear garden, allowing plenty of natural light into the room.

The kitchen also benefits from ceramic tiled flooring, a radiator positioned to the left-hand side upon entering and a useful under-stairs storage cupboard accessed via a recessed alcove. UPVC double-glazed doors lead directly into the conservatory, creating a convenient connection between the kitchen and additional living space.



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CONSERVATORY

A bright and airy conservatory featuring white tiled flooring and extensive UPVC double glazing, allowing an abundance of natural light to fill the space. UPVC double-glazed sliding patio doors provide direct access to the rear garden, making this a versatile additional reception area.



MAIN BEDROOM

A well-proportioned main bedroom featuring attractive light oak-effect laminate flooring and a large UPVC double-glazed window overlooking the rear elevation. A radiator is conveniently positioned to the right-hand side upon entering the room.

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BEDROOOM TWO
A generously sized second bedroom finished with light oak-effect laminate flooring, creating a consistent and contemporary feel throughout the first floor. A large UPVC double-glazed window overlooks the front elevation, while a radiator is positioned to the left-hand side.



BEDROOM THREE
A versatile third bedroom featuring matching light oak-effect laminate flooring and a UPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath. This room could also be utilised as a home office, nursery or dressing room, depending on individual requirements.



FAMILY BATHROOM
The family bathroom is fully tiled from floor to ceiling and fitted with a suite comprising a panelled bath with electric shower over, a freestanding wash basin and WC. A large obscure-glazed UPVC double-glazed window provides natural light while maintaining privacy.



REAR GARDEN
The property benefits from an enclosed rear garden featuring a paved patio area, ideal for outdoor seating and entertaining. Two concrete steps lead up to a lawned area, providing additional outdoor space.

The garden extends alongside the property, offering further usable space and convenient side access via a timber gate.



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GARAGE
The property also benefits from a single garage, providing useful additional storage space.

Services (Wrexham)
The agents have not tested any of the appliances listed in the particulars.

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.

Property Particulars Disclaimer
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All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

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Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

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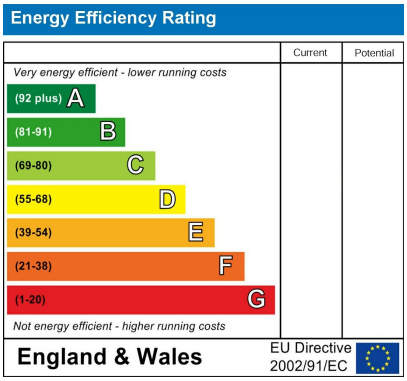
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AWAITING FLOORPLAN

COMING SOON



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