



32 Shaftesbury Avenue, Gwersyllt, LL11 4QX
Offers In Excess Of £180,000

A well presented 2 double bedroom semi detached house with 3 car private driveway and good sized rear garden located in this popular and established residential development in the village of Gwersyllt with its range of amenities, train station and excellent road links. The accommodation briefly comprises a canopy porch, entrance hall with staircase to 1st floor, well proportioned lounge with French doors leading to the rear garden and a modern fitted kitchen. The 1st floor landing connects the 2 double bedrooms and a bathroom with shower over the bath. Upvc double glazing and gas central heating. Externally, the private drive leads alongside the house and lawned garden to the front. The larger than average rear garden includes a full width timber decked patio for entertaining and a lawned area. Energy Rating - D (68)

LOCATION

The village of Gwersyllt offers an excellent range of amenities including a supermarket, train station, convenient shops, both primary and secondary schools and sports centre. There are excellent road links to Wrexham, Chester and Mold allowing for daily commuting to the major commercial centres of the region. The picturesque Alyn Water Country Park is only a short distance away and popular amongst walkers and dog owners.

DIRECTIONS

From Wrexham proceed along Mold Road passing Glyndwr University on your right. At the roundabout continue straight across and then take the 3rd exit at the next roundabout signposted Mold. Take the next left turn after the farm shop on your right onto Old Mold Road. After approx. 400 yards, turn left into Jutland Avenue, left again onto Shaftesbury Avenue, follow the road to the right and the property will be observed on the right.

ON THE GROUND FLOOR

Canopy porch with part glazed composite entrance door opening to:

HALLWAY

Having wood effect flooring, radiator, useful understairs storage cupboard and cottage style doors off.

LOUNGE 13'9 x 13'6 (4.19m x 4.11m)

Having a continuation of the wood effect flooring, upvc double glazed window to side, upvc double glazed window overlooking the rear garden, upvc double glazed French doors and radiator.

KITCHEN 12'7 x 7'3 (3.84m x 2.21m)

Fitted with a modern white fronted range of base and wall cupboards complimented by work surface areas incorporating a stainless steel single drainer sink unit, four ring gas hob with oven/grill below and stainless steel extractor hood above, 'Main' gas central heating boiler, part tiled walls, upvc double glazed window to front, radiator, inset ceiling spotlights and part glazed composite external door.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, cottage style doors off and airing cupboard housing the hot water cylinder.

BEDROOM ONE 13'6 x 9'4 (4.11m x 2.84m)

Upvc double glazed window to rear and radiator.

BEDROOM TWO 13'6 into recess x 10'3 (4.11m into recess x 3.12m)

Upvc double glazed window to front, radiator and built-in wardrobe.

BATHROOM

Appointed with a low flush w.c, pedestal wash basin, bath with electric shower over and splash screen, upvc double glazed window, chrome heated towel rail, part tiled walls and shaver socket.

OUTSIDE

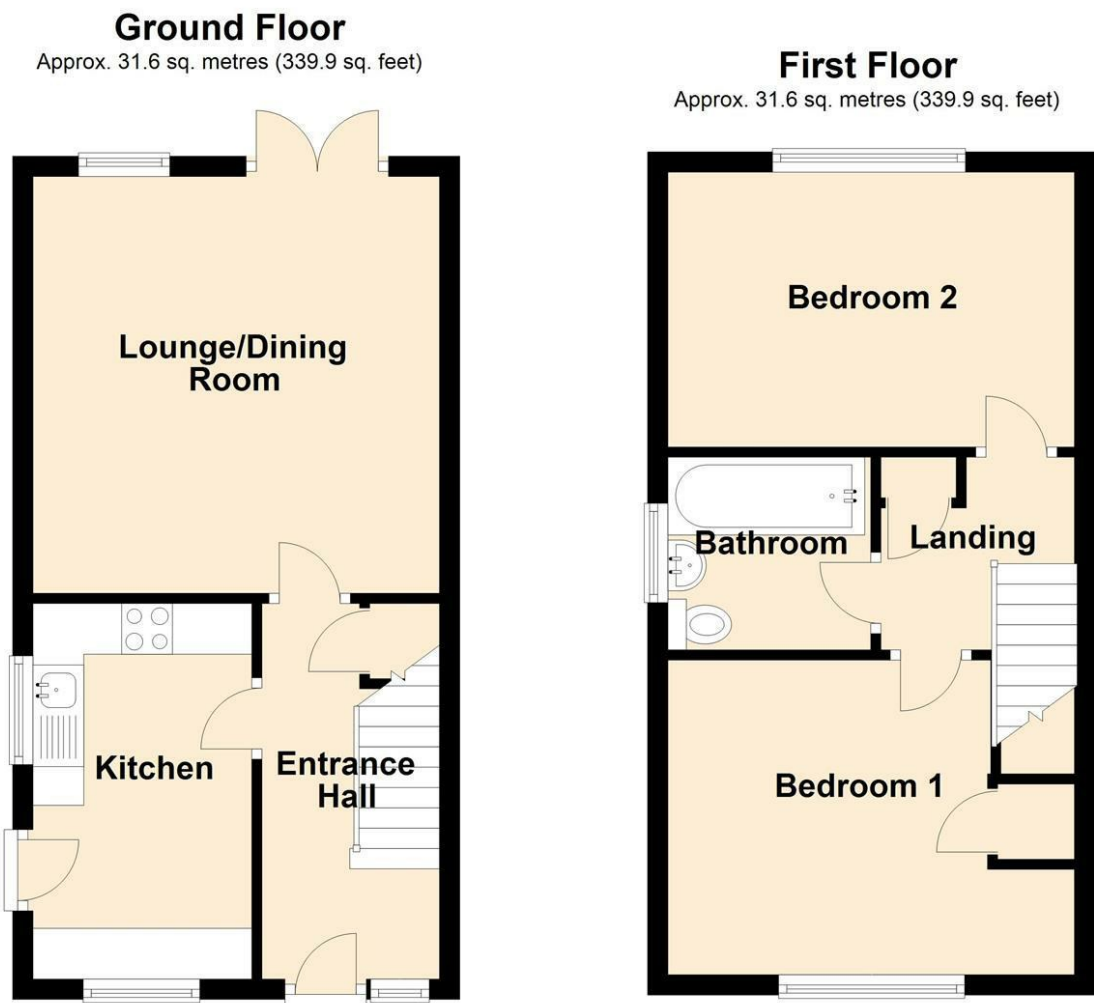
The property is approached along a private driveway which provides parking for three cars, cold water tap, paved path to the entrance porch and front lawned garden. Gated access leads to the rear garden which provides an excellent outdoor entertaining space for both children and adults to include a full width raised timber decked patio area, lawned garden and privacy hedging which is all enclosed to provide a safe environment.

PLEASE NOTE

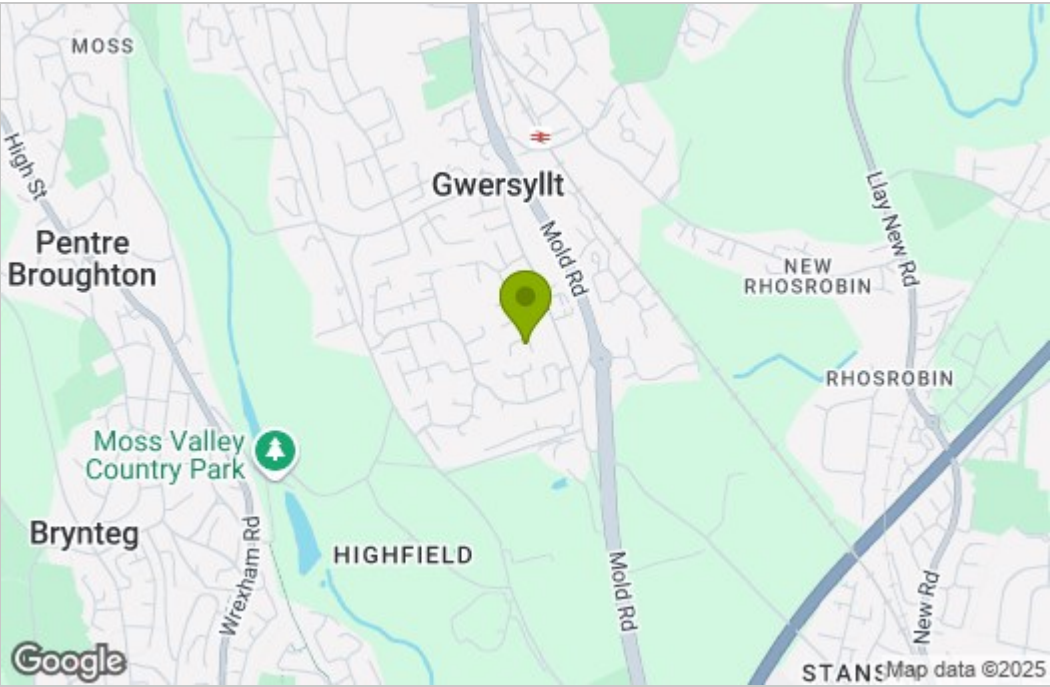
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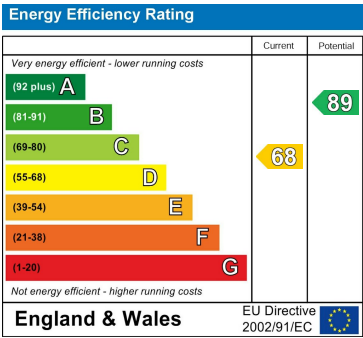
Floor Plan



Area Map



Energy Efficiency Graph



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