

---

# Wingetts

More than just estate agents

---



**22 Hamlington Avenue, Gwersyllt, Wrexham, LL11 4DY**

**Price £140,000**

A spacious 3 bedroom semi detached house with good sized rear garden and private drive located within the village of Gwersyllt with a range of amenities including a train station, schools, supermarket and excellent road links to Wrexham, Chester and Mold. Having the benefit of gas fired central heating and upvc double glazing, the property briefly comprises canopy porch, entrance hall with stairs to first floor landing, lounge and a fitted kitchen/diner with a range of base and wall cupboards. On the first floor, the landing connects the three bedrooms, 2 of which are doubles and a bathroom including bath with shower over. To the outside of the property is a decorative gravelled driveway and larger than average mainly lawned garden to the rear. NO CHAIN. Energy Rating - D (64)

## LOCATION

Conveniently located within the popular Village of Gwersyllt which has an excellent range of day to day shopping facilities and social amenities to include a Train Station, Supermarket etc. There are excellent road links to the A483 by-pass which allows for daily commuting to the major commercial and industrial centres of the region and there are both primary and secondary schools in the catchment area. The picturesque Alyn Water Country Park is nearby offering pleasant walks.

## DIRECTIONS

From Wrexham City Centre proceed along Mold Road past the football ground and University. Continue across the next 2 roundabouts in the direction of Mold. Continue across the next mini roundabout and just before the traffic lights turn left and then next right onto Wheatsheaf Lane. Continue up the hill and take the left turn into Hamlington Avenue.

## ON THE GROUND FLOOR

Canopy porch with PVC part glazed entrance door opening to:

## HALLWAY

With stairs to first floor landing, radiator, modern consumer unit, mains wired smoke alarm, central heating digital timer control and part glazed door leading to:

## LOUNGE 14'5" x 11'9" (4.4m x 3.6m)

Upvc double glazed window to front with radiator below, wood effect vinyl flooring and part glazed door leading to:

## KITCHEN/DINER 17'8" x 8'2" (5.4m x 2.5m)

Fitted range of base and wall units with work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, three upvc double glazed windows to rear, 'Main' gas combination boiler, four ring electric hob with oven/grill below and stainless steel splashback, plumbing for washing machine, space for dryer, radiator, part tiled walls, understairs storage cupboard and upvc part glazed external door.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With upvc double glazed window, ceiling hatch to roof space and mains wired smoke alarm.

## BEDROOM ONE 9'6" x 10'5" (2.9m x 3.2m)

Upvc double glazed window to front with radiator below, wood effect flooring and built-in storage cupboard.

## BEDROOM TWO 10'9" max x 9'6" (3.3m max x 2.9m)

Upvc double glazed window overlooking the rear garden, radiator and wood effect flooring.

## BEDROOM THREE 7'10" x 7'10" (2.4m x 2.4m)

Upvc double glazed window to rear, radiator and wood effect flooring.

## BATHROOM 6'10" x 5'6" (2.1m x 1.7m)

Appointed with a white suite of low flush w.c, pedestal wash basin with mixer tap, bath with electric shower over and splash screen, part tiled walls, chrome heated towel rail, upvc double glazed window and extractor fan.

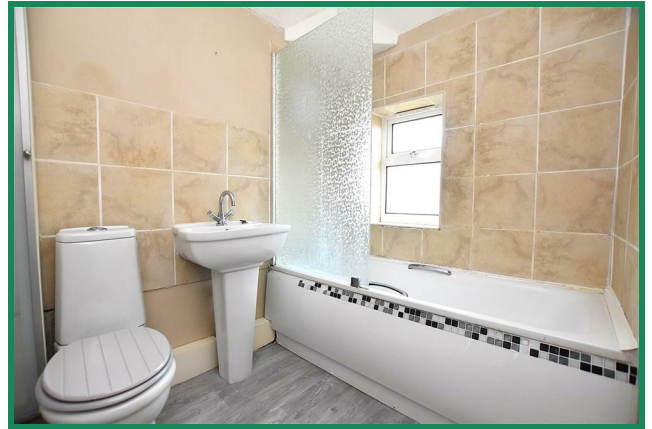
## OUTSIDE

To the front of the property is a gravelled driveway with privacy hedging to one side and timber lapped fencing to the other. A path leads to the entrance porch and continues through a timber gate to the good sized rear garden which enjoys a sunny aspect and includes a patio area with decorative gravel alongside and lawn beyond.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

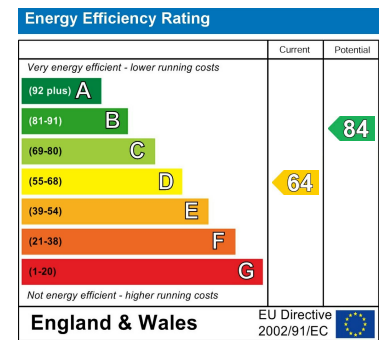




### Area Map



### Energy Efficiency Graph



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.