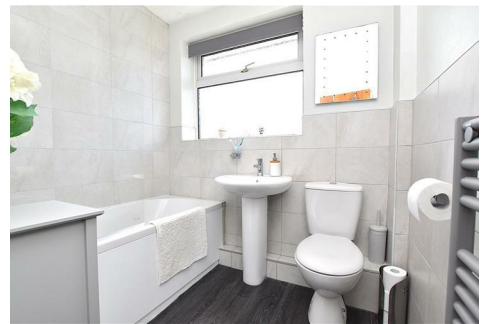


# Wingetts

More than just estate agents



**15 Queensway, Wrexham, LL11 4RY**

**Offers In Excess Of £200,000**

A 3 bedroom semi detached home with garage located in a popular residential development in the village of Gwersyllt which offers an excellent range of convenient shopping facilities/amenities and schools and offered for sale with no onward chain. The accommodation briefly comprises an open fronted porch, entrance hall with staircase to 1st floor landing and useful store cupboard, lounge fitted with wood effect flooring that continues into the dining room and has access to the rear garden. Fitted kitchen with some integrated appliances and understairs store cupboard. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles and a modern bathroom. Bedroom 1 has the benefit of fitted mirror fronted wardrobes. A gas combination boiler was installed in 2025. To the outside, double metal gates open to the private drive which leads to the detached garage. Lawned garden to the front and an enclosed rear garden that includes a patio with lawn beyond. EPC RATING - D (68)

## LOCATION

The village of Gwersyllt offers an excellent range of local shopping facilities and social amenities including supermarkets, convenience stores, leisure centre, train station and pubs/takeaways as well as both primary and secondary schools. There are good road links to Wrexham, Chester, Shropshire and Mold. The picturesque Alyn Waters Country Park is located on the fringe of the village and offers pleasant countryside walks together with children's play area.

## DIRECTIONS

From Wrexham City Centre proceed along Mold Road to the roundabout which joins the A483 bypass. Proceed across this roundabout and follow the signs for Mold. Continue for approx. 1 ½ miles to the traffic lights and then take the right turning passing the entrance to Lidl. At the next roundabout turn left into High Street, take the 2nd exit at the mini roundabout and next right into Ashbourne Avenue. 1st left into Queensway and the property will be observed on the left.

## ON THE GROUND FLOOR

Open fronted entrance porch with Upvc part glazed door.

## HALLWAY

Stairs to 1st floor landing, radiator, wood effect flooring, useful store cupboard and coat hanging area.

## LOUNGE 13'5" x 10'9" (4.1 x 3.3)

A Upvc double glazed window overlooks the front garden providing natural light, radiator, wood effect flooring, electric fire in surround with marble hearth, coving to ceiling and an open aspect to the dining room.

## DINING ROOM 9'2" x 7'6" (2.8 x 2.3)

Continuation of the wood effect flooring, Pvc double glazed sliding patio doors opening to the rear garden, serving hatch and radiator.

## KITCHEN 9'2" x 8'10" (2.8 x 2.7)

Fitted with a range of base and wall cupboards complimented by work surface areas incorporating a 4 ring electric hob with double oven/grill below and extractor hood above, 1 1/2 bowl single drainer sink unit with Upvc double glazed window above overlooking the rear garden, integrated fridge and freezer, under unit lighting, plumbing for washing machine, illuminated glass fronted display cabinet, fully tiled walls, tiled floor, understairs store cupboard and part glazed external door.

## ON THE FIRST FLOOR

Approached via the staircase from the entrance hall to 1st floor landing.

## LANDING

Gallery balustrade over stairwell, ceiling hatch to roof space and Upvc double glazed window.

## BEDROOM 1 10'5" x 9'10" (3.2 x 3)

UPVC double glazed window, radiator and mirror fronted wardrobes.

## BEDROOM 2 10'9" x 10'2" (3.3 x 3.1)

Upvc double glazed window to rear and radiator.

## BEDROOM 3 7'10" x 7'2" (2.4 x 2.2)

Upvc double glazed window to rear and radiator.

## BATHROOM

Appointed with a white suite of pedestal wash basin with chrome mixer tap, low flush w.c. with dual flush, bath with mixer tap and shower take off, splash screen, part tiled walls, grey heated towel rail, Upvc double glazed window, illuminated wall mirror and airing cupboard housing the Ideal logic gas combi boiler ( installed 2025 )

## OUTSIDE

The property is approached through double metal gates to a private drive with sensor lighting alongside a lawned garden with flower beds. The drive continues to a detached GARAGE having metal up and over door, lighting, power sockets and side personal door. Double timber gates open to the rear garden providing a secure environment and includes a paved patio area with lawn beyond, flower beds, cold water tap and timber fencing.

## 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).



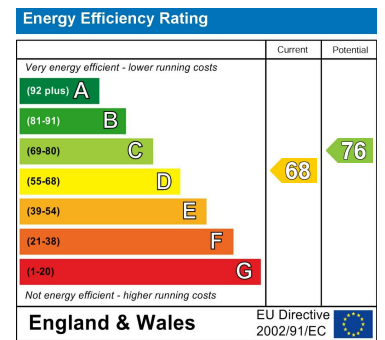
## Floor Plan



## Area Map



## Energy Efficiency Graph



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