



72 Lambourne Court, Gwersyllt, Wrexham, LL11 4FD
Offers In Excess Of £275,000

A beautifully presented and spacious 3 storey 3 double bedroom semi detached house with garage enjoying a pleasant tree lined aspect to the front and private sunny aspect garden to the rear. Located within this popular modern development on the fringe of the village of Gwersyllt with its amenities, road links and train station, the accommodation briefly comprises a canopy porch, entrance hall with staircase to 1st floor, useful store cupboard, utility cupboard and cloaks/w.c. The lounge has access into the rear garden through sliding patio doors, stylishly appointed fitted kitchen dining room with integrated appliances and space for family sized table. The 1st floor landing connects 2 double bedrooms, 1 with built in wardrobes, a home office/nursery and a bathroom. The 2nd floor is wholly occupied by the spacious principal bedroom with built in wardrobes and an en-suite shower room. To the front of the property is a paved path to entrance door with welcome light, the private rear garden is designed for easy maintenance to include patio and artificial lawn and offers secure, excellent outdoor entertaining space. The private driveway accommodates 2 cars and leads to the garage. Energy Rating - C (75)

LOCATION

This popular residential development built by Redrow Homes is located on the fringe of the village of Gwersyllt which offers an excellent range of day to day shopping facilities and social amenities including a bus service and train station within walking distance. There are both primary and secondary schools within the village together with excellent road links to the A483 bypass which allows for daily commuting to the major commercial and industrial centres of the region. The picturesque Alyn Waters Country Park is within easy driving distance and is popular amongst walkers and dog owners. The development itself includes a children's play area.

DIRECTIONS

From Wrexham city centre proceed along the Mold Road passing the football ground and University on the right hand side, continue across the next two roundabouts in the direction of Mold passing the farm shop on the right hand side, continue across the next roundabout and thereafter turn right into the development, turn right again and follow the road passing the first turning into Lambourne Court and thereafter take the second turning into Lambourne Court, bear left and the rear of the property will be observed in the corner on the left hand side with the garage and driveway straight ahead.

ON THE GROUND FLOOR

Canopy entrance porch with part glazed composite door opening to:

HALLWAY

With turned staircase rising to first floor landing having useful storage cupboard below, radiator, two panel doors off and utility cupboard having plumbing for washing machine and space for dryer beneath the work surface area.

CLOAKS/W.C

Appointed with a corner wash basin with mixer tap and tiled splashback, low flush w.c with dual flush, radiator and upvc double glazed window.

LOUNGE 15'1" x 9'10" (4.6m x 3m)

Enjoying a pleasant outlook overlooking the rear garden through upvc double glazed sliding patio doors with matching side panels, radiator and wall mounted electric fire.

KITCHEN/DINING ROOM 13'1" x 7'10" (4m x 2.4m)

The kitchen area is well appointed with a fitted range of stylish base and wall cupboards complimented by work surface areas incorporating a 1 1/2 bowl stainless steel single drainer sink unit, Electrolux integrated dishwasher, AEG oven/grill, AEG microwave oven, integrated fridge freezer, four ring gas hob with extractor hood above and drawer units below, upvc double glazed window to dining area providing a pleasant aspect to the front, wood effect laminate flooring, inset ceiling spotlights and radiator.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With airing cupboard housing the hot water cylinder.

BEDROOM THREE 12'1" x 8'2" (3.7m x 2.5m)

Upvc double glazed window and radiator.

BEDROOM TWO 11'5" x 8'6" (3.5m x 2.6m)

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

HOME OFFICE 6'2" x 5'6" (1.9m x 1.7m)

Upvc double glazed window to front and radiator. This room could also be used as a children's nursery.

BATHROOM 6'2" x 6'2" (1.9m x 1.9m)

Appointed with a modern suite of bath with mixer tap and mains thermostatic shower above, low flush w.c with dual flush, wall hung wash basin with mixer tap, chrome heated towel rail, upvc double glazed window, inset ceiling spotlights and extractor fan.

ON THE SECOND FLOOR

Approached via the staircase from the first floor landing to second floor landing and:

PRINCIPAL BEDROOM 20'0" x 9'10" (6.1m x 3m)

A spacious bedroom with two Velux roof light windows, sliding door built-in wardrobes, two radiators and connecting door to:

EN-SUITE

Appointed with a low flush w.c with dual flush, wall hung wash basin with mixer tap, shower enclosure with mains thermostatic shower, Velux roof light window, part tiled walls, chrome heated towel rail, inset ceiling spotlights, extractor fan and useful storage cupboard housing the gas central heating boiler.

OUTSIDE

The property is approached along a communal tree lined path which leads to the private pathway and entrance porch with welcome light and decorative slate. To the rear of the property is a private driveway providing parking for two cars and leading to:

GARAGE 17'0" x 9'2" (5.2m x 2.8m)

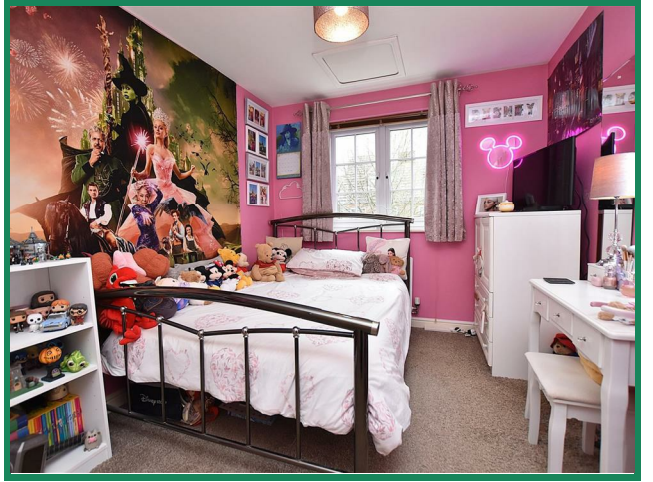
Having metal up and over door, lighting, power sockets and partially boarded attic storage space.

GARDENS

The rear garden has been designed for low maintenance having a sunny aspect together with a good degree of privacy and includes a paved patio for outdoor entertaining with artificial grass beyond and gated access to driveway.

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).

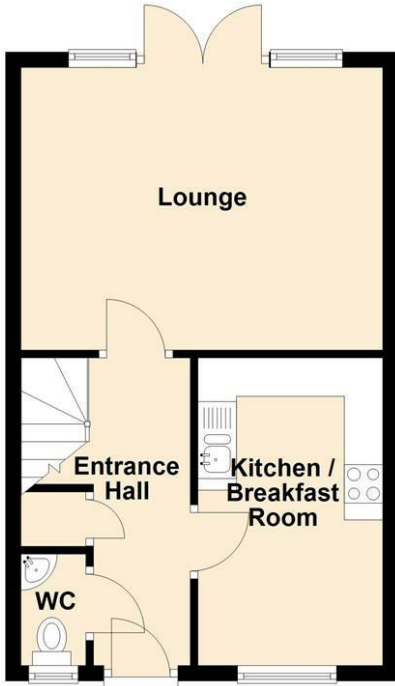




Floor Plan

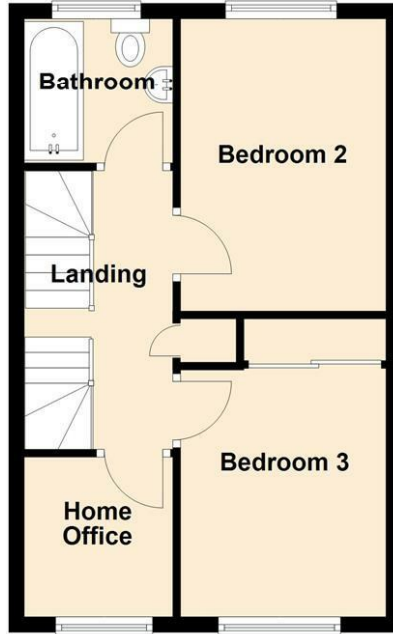
Ground Floor

Approx. 36.7 sq. metres (395.0 sq. feet)



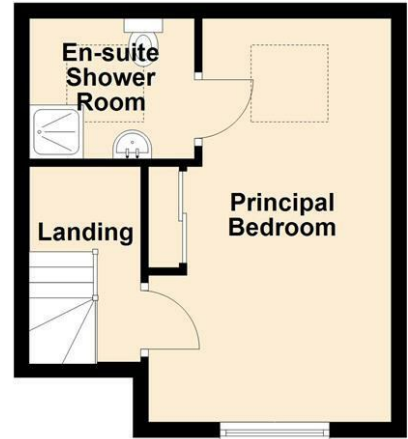
First Floor

Approx. 36.7 sq. metres (395.0 sq. feet)

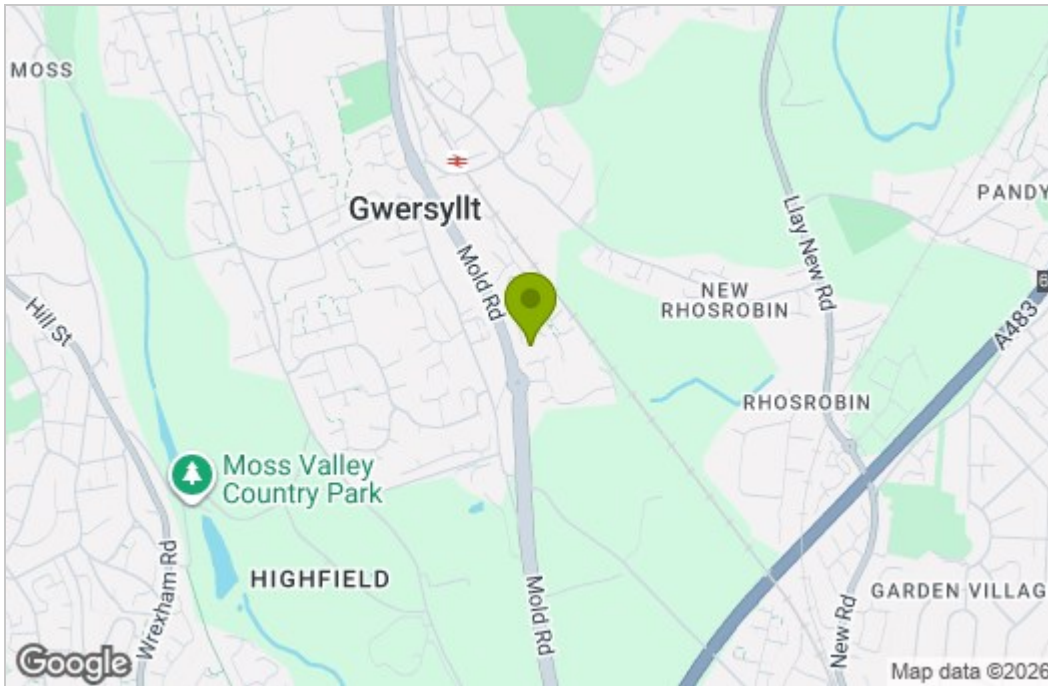


Second Floor

Approx. 23.5 sq. metres (252.8 sq. feet)



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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