

**34 Third Avenue**

**MW46430**



**GWERSYLLT**

**£130,000**

34 Third Avenue, Gwersyllt, Wrexham , LL11 4EF  
£130,000 MW46430



**DESCRIPTION:** Situated in a popular village location is this established 3 bedroom semi detached property which has generous size living accommodation to briefly comprise entrance hall, sitting room, lounge, fitted kitchen, rear hall, utility room, downstairs wc and to the first floor there are 3 bedrooms, bathroom and wc. The accommodation is complimented by gas heating and UPVC double glazing and externally there are good size gardens to the front and rear. **VIEWING RECOMMENDED. FREEHOLD. COUNCIL TAX BAND C.**

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**GEORGE A MURRAY FNAEA – RESIDENT PARTNER**  
**Viewing by arrangement through Wrexham Office**  
**35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275**  
Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

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**DIRECTIONS:** From the Wrexham office proceed out of town passing the football ground on the right hand side, at the main Wrexham roundabout proceed straight across in the Mold direction, take the first left hand fork onto the Old Mold Road and continue taking a left turn onto Wheatsheaf Lane. Continue up Wheatsheaf Lane and turn right onto First Avenue, take the first left onto Third Ave and the property will be noted on the right via the Molyneux for sale sign.

**LOCATION:** Situated in a popular and sought after village location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

**HEATING:** Gas radiator heating installed.

**ENTRANCE HALL:** Panelled radiator. Tiled floor. Stairs rising to first floor. UPVC front entrance door.



**SITTING ROOM** 13' 4" x 9' 4" (4.06m x 2.84m) Panelled radiator.



**LOUNGE:** 15' x 11' 4" (4.57m x 3.45m) Panelled radiator. Fitted fire surround, with inset electric fire. Wood effect floor covering.



**KITCHEN:** 11' 6" x 6' 8" (3.51m x 2.03m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel sink unit and splash back tiling. Tiled floor.



**REAR HALL:** Tiled Floor. UPVC rear entrance door.

**WC:** Panelled radiator. Fitted 2-piece suite comprising wc and wash hand basin.

**UTILITY ROOM:** 6' 2" x 6' (1.88m x 1.83m) Wall mounted gas heating boiler. Plumbing for automatic washing machine.

**STAIRS AND LANDING:** Loft access. Doors leading off to bedrooms and bathroom.

**BEDROOM 1:** 13' 2" x 11' 5" (4.01m x 3.48m) Panelled radiator. Window to front elevation.



**BEDROOM 2:** 11' 5" x 8' 8" (3.48m x 2.64m) Panelled radiator. Window to rear elevation.



**BEDROOM 3:** 9' 7" x 9' 4" (2.92m x 2.84m) Panelled radiator. Window to front elevation.



**BATHROOM:** Heated towel rail. Fitted 2-piece white suite comprising wash hand basin and panelled bath with shower above. Tiled effect laminate flooring. Tiled walls.



WC: Fitted low level wc.



OUTSIDE: To the front of the property there are lawned gardens and a path leading to the side entrance. With the added benefit of a dropped kerb and space to create a drive for off road parking to the front. To the rear there are further lawned gardens and a paved patio area.



**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE:** - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		