



## Trinity Way, Wrexham LL11 4HZ

£185,000

"VIEWING HIGHLY RECOMMENDED"

A well presented three bedroom detached property situated in a popular residential location in the village of Gwersyllt. Ideally located for a range of local amenities, train station and excellent road access to Wrexham town centre and the A483. The spacious internal accommodation comprises entrance hallway, lounge, dining room, kitchen, utility room and downstairs w.c, three bedrooms including master with en suite shower room and a family bathroom. Externally there is off road parking on a tarmac drive and an enclosed garden to the rear.

- A WELL PRESENTED THREE BEDROOM DETACHED HOUSE
- MASTER BEDROOM WITH ENSUITE SHOWER ROOM
- OFF ROAD PARKING
- TWO RECEPTION ROOMS
- CONVENIENT LOCATION
- ENCLOSED REAR GARDEN



## Entrance Hallway

Part glazed front door, carpeted flooring coving, stairs to first floor, doors to lounge, w.c, dining room.

## Downstairs w.c

1.51 x 0.98 (4'11" x 3'2")

White hand wash basin, w.c, tiled splashback, window to side and carpeted flooring.

## Lounge

3.97 x 3.28 max (13'0" x 10'9" max)

Carpeted flooring, window to front and coving.

## Dining Room

3.26 x 2.95 max (10'8" x 9'8" max)

Carpeted flooring, sliding door to rear garden, opening to kitchen.

## Kitchen

3.25 x 2.67 max (10'7" x 8'9" max)

Modern fitted kitchen with a range of wall, drawer and base units with laminate worktop over, 1 1/2 stainless sink drainer, integrated single oven, four ring gas hob, extractor, tiled splashback, tiled flooring, space for white goods, archway to utility room and under stairs storage cupboard.

## Utility room

1.94 x 1.60 (6'4" x 5'2")

Tiled flooring, external door to side, base unit with laminate worktop over space for white goods, stainless sink/drainage, tiled splash back, wall mounted glow worm gas boiler.

## First floor landing

Carpeted flooring, window to side, attic hatch, doors to three bedrooms and bathroom.

## Master bedroom

3.95 x 3.34 max (12'11" x 10'11" max)

Carpeted flooring, window to front front with pleasant outlook over a communal green space and door to en suite.

## Bedroom Two

3.19 x 2.46 (10'5" x 8'0")

Carpeted flooring and window to rear.

## Bedroom Three

2.46 x 2.51 (8'0" x 8'2")

Carpeted flooring, window to rear.

## Bathroom

2.23 x 1.97 (7'3" x 6'5")

Three piece white suite comprises panel bath, hand wash basin, w.c, part tiled walls, carpeted flooring, window to rear and extractor.

## Outside

Path to front door with entrance vestibule, lawn to side and off road parking on tarmac driveway. To the rear is an enclosed garden with patio adjacent to the hose and lawn.

## Additional Information

Gas central heating and uPVC double glazing.

















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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

#### THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

