



Walkham Court | | Gwersyllt | LL11 4GA

Offers over £190,000



ROSE RESIDENTIAL

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A conveniently located and well presented, three bedroom, semi detached home. The ground floor offers a spacious lounge, a modern kitchen/diner, and a useful utility room. On the first floor, there are three bedrooms, including one with en-suite, along with a family bathroom. Externally, the property benefits from a south-facing rear garden and two allocated parking spaces.

Hallway

A part glazed UPVC door opens into the hallway, where you'll find the staircase rising to the first floor. The hallway also features a radiator and an internal door leading into the Lounge.

Lounge

11'5" x 15'5" (3.50m x 4.71m)

An attractive and welcoming reception room featuring a front facing UPVC double glazed bay window, two radiators, laminate flooring and a further door leading to the Kitchen.

Kitchen

14'7" x 8'8" (4.46m x 2.65m)

The kitchen is a bright and practical space with room for a breakfast or dining area, featuring matching wall and base units, an inset sink with tiled splash backs, and integrated appliances including an electric oven, hob with extractor, and microwave, with plumbing for a dishwasher. A Worcester boiler is neatly housed in a wall mounted cupboard. Patio doors open onto the garden and a rear facing UPVC window enhances the natural light. A door leads through to a useful utility area.

Utility Room

4'1" x 3'1" (1.26m x 0.95m)

Previously a downstairs W/C, this room has been converted into a useful utility area with plumbing for a washing machine and wall mounted wash hand basin. If desired, it could easily be reinstated as a W/C, as the original plumbing remains in place.





Stairs and Landing

Stairs rise from the hallway to the first floor landing, where five doors provide access to the bedrooms, bathroom and airing cupboard, along with a loft hatch

Bedroom One

8'5" x 10'9" (2.57m x 3.28m)

With UPVC double glazed window to the front, radiator and fitted carpet. There is also a door which opens into the en-suite shower room.

En-Suite Shower Room

Fitted with a walk in shower cubicle with mains fed mixer shower, pedestal wash hand basin, and WC.

Bedroom Two

8'5" x 9'9" (2.58m x 2.98m)

Another double bedroom with rear facing UPVC double glazed window, radiator and fitted carpet.

Bedroom Three

7'8" x 5'9" (2.34m x 1.77m)

The smallest of the three bedrooms which is currently being used as a dressing room. There is a front facing UPVC double glazed window, radiator and fitted carpet.

Family Bathroom

Fitted with a three piece suite comprising of panelled bath, pedestal wash hand basin and low level w/c. There is a rear facing UPVC double glazed window with privacy glass, radiator and partly tiled walls.

External

The rear garden is predominantly laid to lawn, with a patio area directly behind the property - ideal for outdoor dining or entertaining. To the front, there is an additional lawned area. The property further benefits from two allocated parking spaces: one conveniently positioned to the front and another located to the rear.

Service Charge

The property is subject to an estate service charge of approximately £312 per year, covering maintenance of communal areas and shared facilities.

Disclaimer

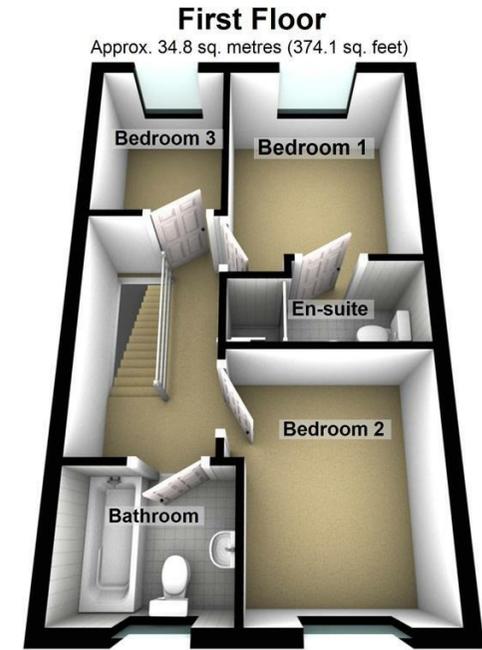
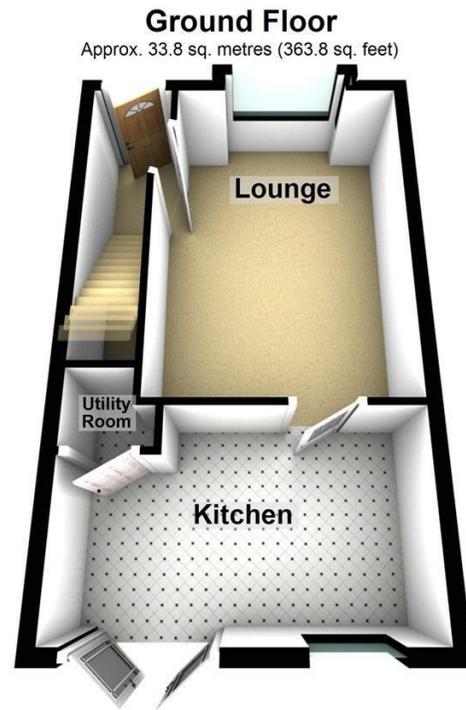
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Anti Money Laundering (AML) Checks

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



Total area: approx. 68.6 sq. metres (738.0 sq. feet)

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(12 plus) A	92
(11-11) B	
(10-10) C	76
(9-9) D	
(8-8) E	
(7-7) F	
(6-6) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

Wrexham

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