



## Llys Y Groes, Wrexham LL13 7AG

Asking Price £330,000

NO CHAIN "VIEWING HIGHLY RECOMMENDED!" A brilliant opportunity to purchase a stunning contemporary four bedroom detached property situated on a popular residential development close to Wrexham town centre. Conveniently located for access to the city centre, the A483, Wrexham Maelor hospital and Moneypenny. The beautifully presented internal accommodation comprises an entrance hallway, lounge, family room, kitchen/diner, utility room, down stairs WC, four well proportioned bedrooms including a main bedroom with en suite shower room and a family bathroom. Externally there is a double width front driveway and an enclosed, southerly low maintenance rear garden. NO CHAIN!

- AN EXEMPLARY FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- UTILITY & DOWNSTAIRS WC
- ENCLOSED LOW MAINTENENCE REAR GARDEN
- NO CHAIN!
- CONVENIENT LOCATION
- CONTEMPORARY KITCHEN/DINER
- MAIN BEDROOM WITH EN SUITE
- OFF ROAD PARKING



## Entrance Hallway

Composite front door, stairs to first floor, wood effect flooring, door to kitchen/diner, lounge and family room.

## Lounge

5.17 x 3.10 (16'11" x 10'2")

Bay window to front and carpeted flooring.

## Family Room

5.54 x 2.61 (18'2" x 8'6")

Carpeted flooring, window to front, converted garage.

## Kitchen/Diner

6.19 x 3.78 (20'3" x 12'4")

Stunning contemporary kitchen/diner with a range of fitted wall and base units, laminate worktops over, inset stainless sink/drainage with mixer tap, integrated oven and grill, five ring gas hob with extractor over, integrated dishwasher and fridge freezer, tiled flooring, window to rear, French style doors to rear with glazing to side, feature vertical wall radiator, space for dining table and chairs, door to utility.

## Utility Room

2.49 x 1.64 (8'2" x 5'4")

Base unit with laminate worktop over, spaces for washing machine and dryer, wall mounted gas boiler enclosed within a wall cupboard, tiled splashback, door to downstairs WC, external door to rear, tiled flooring.

## Downstairs WC

1.65 x 1.14 (5'4" x 3'8")

White wc and hand wash basin, window to side, tiled flooring.

## First floor landing

Doors to four bedrooms, bathroom and airing cupboard.

## Bedroom One

3.81 x 3.48 max (12'5" x 11'5" max)

Window to front, fitted wardrobes, carpeted flooring, door to en suite.

## En Suite

2.39 x 1.17 (7'10" x 3'10")

Walk in shower with rainforest shower over, white hand wash basin and Wc, tiled flooring, tiled walls, window to side, shaver point and extractor.

## Bedroom Two

3.94 x 3.49 max (12'11" x 11'5" max)

Window to rear, carpeted flooring.

## Bedroom Three

3.78 x 2.78 max (12'4" x 9'1" max)

Window to front, carpeted flooring, storage cupboard.

## Bedroom Four

3.90 x 2.86 (12'9" x 9'4")

Window to rear and carpeted flooring.

## Bathroom

2.11 x 1.66 (6'11" x 5'5")

White suite comprising a hand wash basin, WC, panel bath with mains shower over. Tiled walls and flooring, window to side, chrome towel radiator, extractor.

## Outside

Double width front drive with slate area to side. Enclosed southerly rear garden with patio adjacent to the house and astro turf.

## Additional Information

Freehold, service charge for estate maintenance approx £220 per annum. FTTP, fibre to the property broadband. Outside light.

## MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products



from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

Please remember that you should not borrow more than you can safely afford.  
Your home maybe repossessed if you do not keep up repayments on your mortgage











| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 93        |
| (81-91) B                                   |  | 83                      |           |
| (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.

