



Oakfield Park, Llay LL12 0NL Offers In The Region Of £115,000

A brilliant opportunity to purchase a beautifully presented two bedroom detached park home. The internal accommodation comprises a spacious lounge/dining room, kitchen, main bedroom with en suite and walk in robe, a second double bedroom and a bathroom. Externally there is off road parking on a tarmac drive and an enclosed low maintenance rear garden. Located on Oakfield park, less than a mile from the village of Llay and within walking distance of an Aldi supermarket. The nearby city of Wrexham provides shopping opportunities galore, whilst the historic Roman City of Chester is only 8 miles from the park. NO CHAIN!

- A DETACHED PARK HOME
- LOUNGE/DINING ROOM
- FITTED KITCHEN
- ENCLOSED GARDEN
- POPULAR & CONVENIENT LOCATION
- TWO DOUBLE BEDROOMS
- BATHROOM & EN SUITE SHOWER ROOM
- OFF ROAD PARKING
- GAS CENTRAL HEATING
- OVER 50'S AFFORDABLE HOUSING OPTION FOR RETIREES



Lounge/Diner

5.92 x 5.01 max (19'5" x 16'5" max)

Carpet, two windows to side, window to front, Upvc front door, door to kitchen.

Kitchen

3.22 x 2.52 (10'6" x 8'3")

With a range of wall and base units, complimentary worktops, 4 ring gas hob, single oven, stainless sink/drainer, space for washing machine, wall mounted Worcester gas boiler.

Inner Hall

Storage cupboard, attic hatch, doors to two bedrooms and bathroom.

Bedroom One

2.94 x 2.60 (9'7" x 8'6")

Carpet, window to rear, doors to en suite and walk in robe.

Walk in Robe

1.50 x 1.29 (4'11" x 4'2")

Carpet, clothes rails with shelving over.

En Suite

1.52 x 1.51 (4'11" x 4'11")

W.c, shower cubicle, wash hand basin.

Bedroom Two

2.93 x 2.83 (9'7" x 9'3")

Carpet, window to front, built in wardrobes.

Bathroom

2.07 x 1.69 (6'9" x 5'6")

W.c, wash hand basin set in a vanity unit, panel bath, vinyl flooring, window to front.

Outside

Front - Low maintenance with gravel and steps up to front door

Rear - Patio and AstroTurf, gate to drive with space for one car, outside tap. Storage area underneath the property.

Additional Information

OVER 50'S ONLY...GAS CENTRAL HEATING..

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 details must therefore be taken as a guide only.

Pitch fees

£173.63 a month renewed annually.

IMPORTANT INFORMATION

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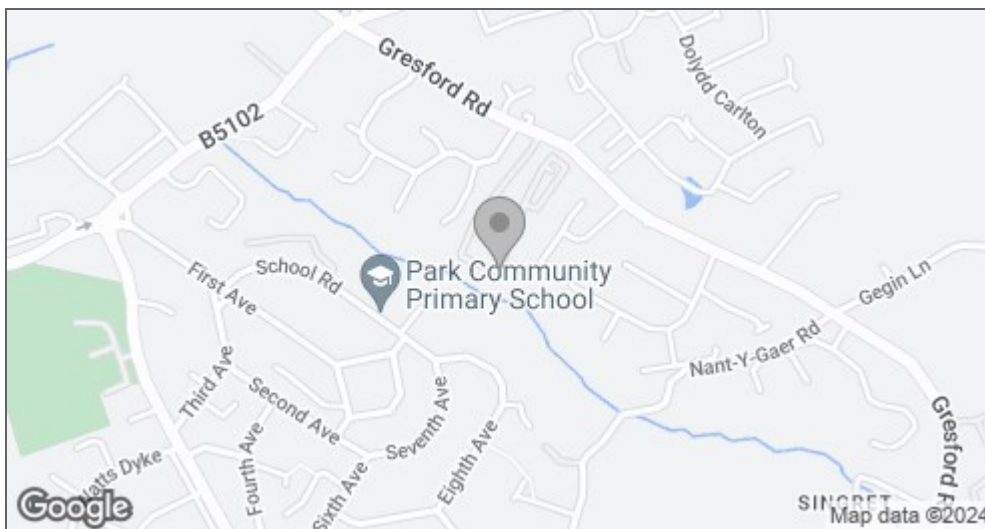


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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		41	54
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales		Current	Potential
Environmental Impact (CO ₂) Rating			
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
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England & Wales		Current	Potential

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