



Llys Y Groes, Wrexham LL13 7AG

£295,000

A beautifully presented 3 bedroom detached property situated on a popular residential development close to Wrexham Maelor hospital and the city centre. This fantastic family home offers well appointed accommodation throughout including modern kitchen and bathrooms, as well as a good size, well maintained garden and ample parking to the front leading to a single garage, all of which can only be appreciated via internal inspection. The property benefits from having a wealth of local amenities close to hand being so close to the city centre, as well as having excellent access to major road routes for commuting. In brief the property comprises of; entrance hall, lounge, kitchen/dining room and downstairs w.c to the ground floor and 3 bedrooms, en-suite and bathroom to the first floor.

- A beautifully presented 3 bedroom detached family home
- En-suite
- Off road parking and single garage
- Close to the city centre and Wrexham Maelor Hospital
- Well appointed kitchen and bathrooms
- Good size, well maintained garden
- Popular residential location
- MUST BE VIEWED TO BE APPRECIATED



Hallway

With stairs off to the first floor.

Lounge

4.43m x 3.20m (14'6" x 10'5")

Beautifully presented with a double glazed window to the front, attractive tiled flooring, opening into the kitchen/dining room.

Kitchen/Dining Room

6.00m x 3.09m (19'8" x 10'1")

Superbly appointed and fitted with a modern grey gloss fitted kitchen offering a range of wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer unit, 4 ring gas hob with stainless steel splash back and extractor fan over, plumbing for a washing machine, continuation of the attractive tiled flooring, french doors off to the rear garden, double glazed window, door to a large storage cupboard, ample room for a dining table.

Downstairs w.c

Fitted with a low level w.c, pedestal wash hand basin, double glazed window, tiled flooring.

Bedroom 1

5.11m x 3.59m (16'9" x 11'9")

Impressively spacious with a double glazed window to the front, 2 sets of modern fitted wardrobes with sliding mirrored doors, wood effect flooring.

En-Suite

2.51m x 1.64m (8'2" x 5'4")

Well appointed with a low level w.c, pedestal wash hand basin, large shower cubicle with 'Rainforest' style shower over, tiled flooring, double glazed window.

Bedroom 2

2.79m x 4.18m (9'1" x 13'8")

A good size bedroom, well presented with a double glazed window to the front, wood effect flooring.

Bedroom 3

3.29m x 2.53m (10'9" x 8'3")

A double bedroom with a double glazed window to the rear, wood effect flooring, access to the loft space.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath with wall mounted shower head, fully tiled walls, tiled flooring, door to a cupboard housing the hot water tank.

Rear Garden

To the rear is a well maintained, good size garden with a paved patio leading on to a shaped lawn with attractive fir borders.

Front

To the front is a lawned garden and a brick paved driveway providing off road parking and leading to a single garage with up and over door.

Important Information

Approx £200 a year estate maintenance charge
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.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		83	94
(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 ₂) Rating		Current	Potential
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			
England & Wales		EU Directive 2002/91/EC	

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