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Wrexham | | LL12 0QF

£270,000

MONOPOLY
BUY ■ SELL ■ RENT

10

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to offer For Sale this immaculately presented Three Bedroom Detached family home situated within a popular residential development in the village of Llay. This BEAUTIFULLY appointed property is approximately only 3 to 4 years old and offers quality living accommodation including an attractive fitted kitchen, en-suite shower room, Three Double bedrooms and ample off road parking, all of which can only be appreciated on internal inspection.

In brief the property comprises of; Entrance Hallway, Downstairs Cloakroom, Lounge, Kitchen/Dining room, Utility room to the ground floor and Main Bedroom with En-Suite, Two Further Bedrooms and Family Bathroom. This recently built residential development is located in between the villages of Llay and Burton and there are numerous amenities close to hand including an Aldi supermarket, restaurant, primary schools within the village of Llay and Gresford and has excellent road links to the A483 for commuting. "NO CHAIN"

- THREE BEDROOM
- DETACHED HOUSE
- GREAT LOCATION
- NO CHAIN
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- GARDEN TO THE SIDE
- UTILITY ROOM
- EN-SUITE SHOWER ROOM
- GAS CENTRAL HEATING



ACCOMMODATION TO THE GROUND FLOOR

Canopy porch with Composite double glazed and frosted door gives access to the entrance hallway.

ENTRANCE HALLWAY

With radiator, laminate flooring, staircase rising off to the first floor accommodation, door to downstairs w.c.,

DOWNSTAIRS CLOAKROOM

Comprising of low level w.c., pedestal wash hand basin, radiator, laminate flooring.

LOUNGE

18'4" x 11'10" (5.601m x 3.620m)
Light and airy room with UPVC Double glazed window to the front with radiator beneath, UPVC Double glazed bay window to the side, TV aerial point.

KITCHEN/ DINER

26'2" x 18'4" (8.000m x 5.601m)
Good sized room comprising of a good range of wall and base cupboards with complementary worktop surfaces, incorporating a one and half bowl sink unit with spray mixer tap, built in Four ring gas hob, electric oven/grill with Canopy extractor hood over, laminate flooring, Integral fridge/ Freezer, UPVC Double glazed window to the front, door leading off to the utility room, radiator, UPVC Double glazed French Style doors giving access to the Garden.

UTILITY ROOM

13'1" x 6'11" (4.000m x 2.121m)
Built in cupboard housing gas central heating boiler, worktop surface with space and plumbing beneath for washing machine, UPVC Double glazed window to the rear, laminate flooring,

FIRST FLOOR LANDING AREA

With access to the loft space which is insulated,

UPVC Double glazed window to the rear elevation, with radiator beneath, storage cupboard.

MAIN BEDROOM

13'2" x 10'0" (4.031m x 3.060m)
With UPVC Double glazed to the side with radiator beneath, TV aerial point, carpeted flooring, door leading into the En-Suite shower room.

EN SUITE SHOWER ROOM

Comprising of a double sized shower cubicle with tiled splashbacks, pedestal wash hand basin, low level w.c, laminate flooring, radiator, UPVC Double glazed and frosted window to the front

BEDROOM TWO

11'5" x 9'1" (3.482m x 2.781m)
With UPVC Double glazed window to the front with radiator beneath, carpeted flooring

BEDROOM THREE

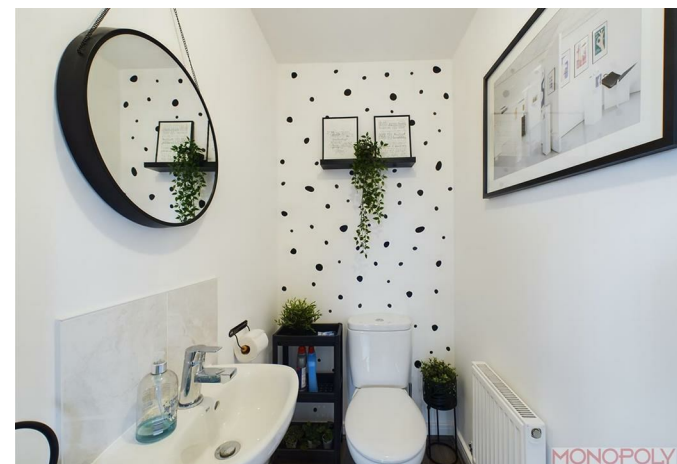
9'1" x 6'7" (2.777m x 2.031m)
With UPVC Double glazed window to the side with radiator beneath, laminate flooring

FAMILY BATHROOM

Comprising of a panel enclosed bath, pedestal wash hand basin, low level w.c., UPVC Double glazed and frosted window to the front, laminate flooring, extractor fan.

OUTSIDE

To the front there is an open plan style garden laid to lawn with miniature hedging with central pathway to the front door, There is gated access to the side leading to the garden with feature decked sitting area, Astroturf lawn and made private by a feature brick built wall to the boundary. The property also benefits from a driveway with off road parking for two vehicles.





IMPORTANT INFORMATION

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.

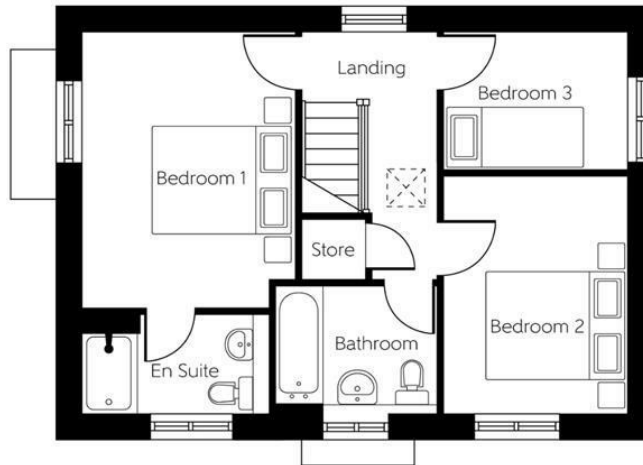
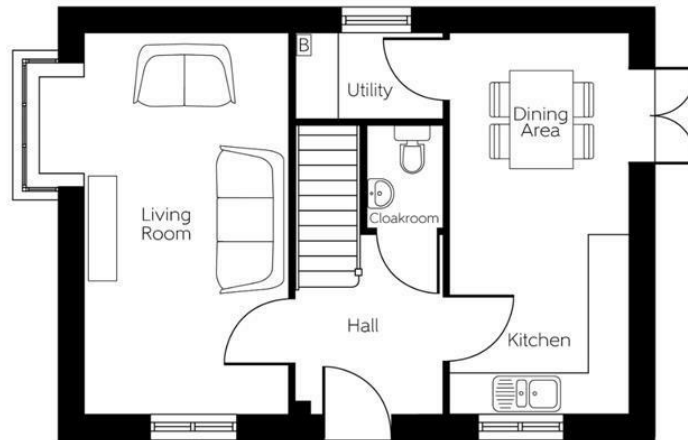
THE PROPERTY MISDESCRIPTIONS ACT 1991

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

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

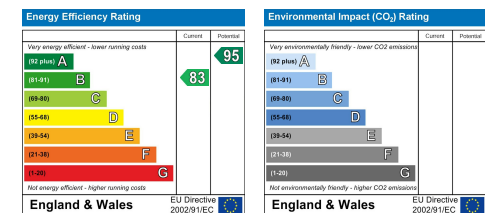


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