



20 Ellis Drive

Llay | Wrexham | LL12 0NE

£115,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

20 Ellis Drive

Llay | Wrexham | LL12 0NE

"VIEWING HIGHLY RECOMMENDED"

We are Delighted to offer this 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 wardrobe, 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.

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



ACCOMMODATION TO GROUND FLOOR

UPVC Double glazed and frosted front door giving access to the hallway

HALLWAY

With Radiator, access to small loft space ideal for storage, cloaks cupboard.

LOUNGE/DINER

20'7" x 10'7" (6.288m x 3.238m)

With UPVC Double glazed window to the front with radiator beneath, spotlights to the ceiling, UPVC Double glazed windows to the side, door to kitchen/diner, Adam style fire surround with integral electric fire.

KITCHEN/DINER

21'11" x 8'6" (6.685m x 2.600m)

Comprising a range of wall and base cupboards, with complementary worktop surfaces, incorporating one and half bowl sink unit with mixer tap, Integral four ring gas hob, electric oven/grill with extractor hood above, Built in dishwasher, built in washing machine, Integral Fridge/ Freezer, spotlights to the ceiling, cupboard housing gas central heating boiler, Brick style tiled splashbacks, UPVC Double glazed windows to the side and rear, UPVC Double glazed sliding patio doors to the rear.

MAIN BEDROOM

10'10" x 9'5" (3.314m x 2.875m)

UPVC Double glazed window to the rear with radiator beneath, door to walk in wardrobe, door to the en-suite shower room.

EN SUITE SHOWER ROOM

Dual sized shower cubicle, wash hand basin set in vanity unit, low level w.c., UPVC Double glazed and frosted window to the rear, radiator, extractor fan,

BEDROOM TWO

10'4" x 9'5" (3.174m x 2.871m)

UPVC Double glazed window to the front, radiator, built in wardrobe.

BATHROOM

Comprising of a tiled enclosed bath, wash hand basin set in a vanity unit, low level w.c., UPVC Double glazed and frosted window to the front.

OUTSIDE

Driveway to the front with off road parking for one vehicle, the gardens are an array of mature bushes and shrubs and to the rear paved patio/sitting area and panel enclosed fencing to the end boundaries

PITCH FEES

The Vendor has made us aware that the Pitch fees are £181.00p.c.m

ADDITIONAL INFORMATION

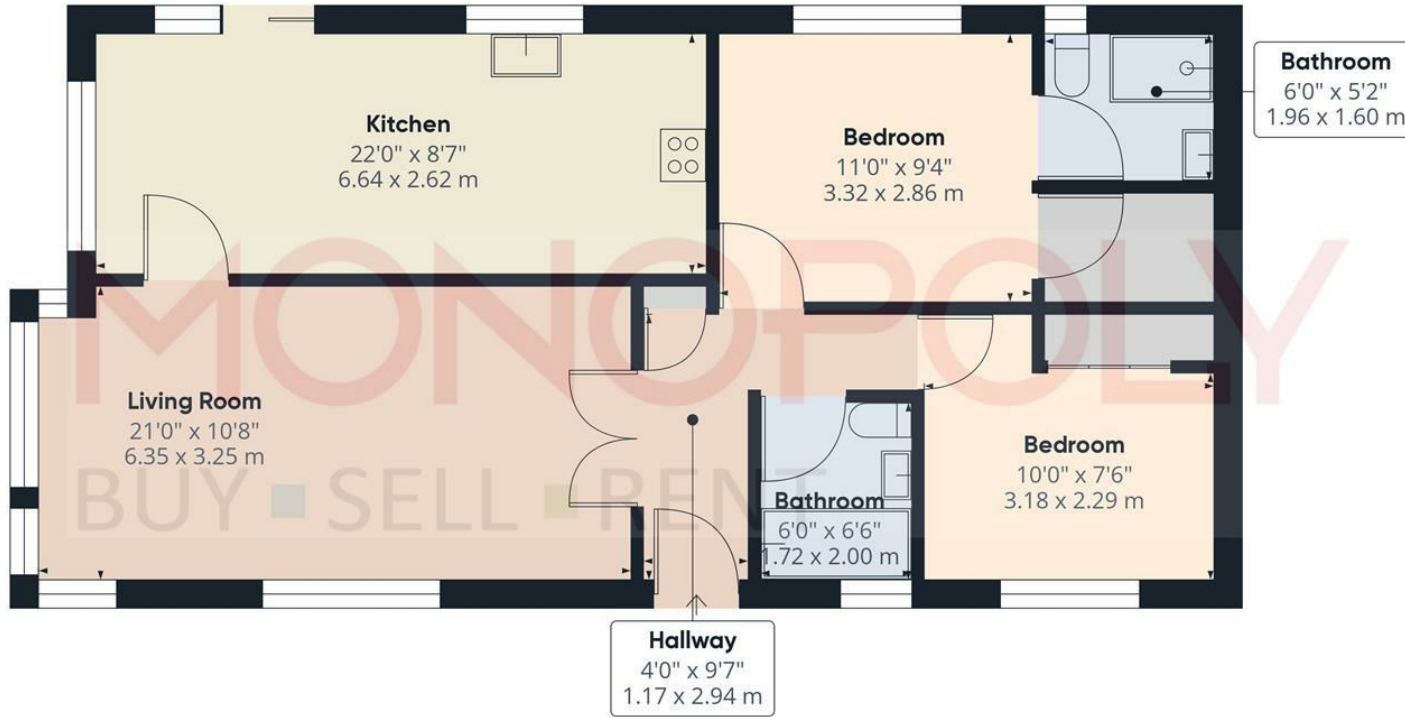
MONEY LAUNDERING REGULATIONS 2003

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 details must therefore be taken as a guide only.







Approximate total area⁽¹⁾
776.29 ft²
72.12 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

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.

Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY[®]
BUY ■ SELL ■ RENT