



5

Wrexham | LL12 0PB

£215,000

**MONOPOLY**  
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## "VIEWING HIGHLY RECOMMENDED"

To appreciate the accommodation on offer at this Four Bedroom end terraced property with Three double bedrooms. The property benefits from Gas central heating, Large garden to the rear and two single detached garages.

The accommodation is arranged on three floors with a Porch, Entrance Hall, Lounge, Kitchen/ Dining Room, Rear Hallway, downstairs Bathroom on the ground floor. On the first floor, there are Two double bedrooms and Third Bedroom with En-Suite Shower room and Large bedroom with walk in cupboard to the second floor.

Situated in the popular village of Llay which has local schools, shops and bus services running to Wrexham town centre. The A55 and the Oswestry/ Wrexham/ Chester A483 link road is a short driving distance away.

- FOUR BEDROOM
- THREE STOREY END TERRACED HOUSE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- VILLAGE LOCATION
- LARGE GARDEN TO THE REAR
- TWO GARAGES
- EN SUITE SHOWER ROOM



## ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed front door to the porch.

## PORCH

With glazed panelled door to Entrance hallway.

## ENTRANCE HALL

With staircase rising off to the first floor accommodation, understairs cupboard, double panel radiator.

## LOUNGE

14'4" x 11'11" (4.388m x 3.643m)

Which has a UPVC Double glazed window to the front with double panel radiator beneath, stone built fireplace with living flame gas fire inset.

## KITCHEN/ BREAKFAST ROOM

12'11" x 11'10" (3.958m x 3.627m)

Comprising of a good range of wall and base cupboards with complementary work top surfaces, incorporating stainless steel sink unit with mixer tap, Four ring gas hob, electric oven/grill with extractor hood over, space for fridge, UPVC Double glazed windows to the rear and side, tiled floor, door to rear hallway.

## REAR HALLWAY

With UPVC Double glazed and frosted door to the rear, tiled floor, storage cupboard and door to downstairs bathroom.

## DOWNSTAIRS BATHROOM

Comprising of a panel enclosed bath with shower attachment, pedestal wash hand basin, low level w.c, single panel radiator, UPVC Double glazed window to the rear, fully tiled walls.

## FIRST FLOOR LANDING

UPVC Double glazed window to the front, door leading to staircase which gives access to the second floor, and doors off to the bedrooms.

## BEDROOM ONE

14'11" x 9'2" (4.563m x 2.814m)

With UPVC Double glazed window to the front, single panel radiator beneath,

## BEDROOM TWO

12'3" x 9'1" (3.753m x 2.788m)

With UPVC Double glazed window to the rear with single panel radiator beneath, cupboard with shelving and housing gas central heating boiler.

## BEDROOM THREE

8'11" x 8'0" (2.732m x 2.463m)

With UPVC Double glazed window to the side, single panel radiator, door to En-suite shower room.

## EN SUITE SHOWER ROOM

Comprising of shower cubicle, low level w.c., pedestal wash hand basin, fully tiled, extractor fan, single panel radiator, laminate flooring.

## SECOND FLOOR

Accessed via staircase from first floor and leading in to bedroom.

## BEDROOM FOUR

19'1" x 9'0" (5.829m x 2.759m)

With UPVC Double glazed window to the side, double panel radiator, walk in Wardrobe/ Cupboard, attic storage space.

## OUTSIDE TO THE FRONT

Gated access to the front, leading to a pathway to the front door and which extends to the rear.

## OUTSIDE TO THE REAR

Courtyard to the rear with good sized brick built shed which has plumbing for washing machine. With gate to rear pathway which is a shared access and in turn to further gated access to the large rear garden, which is laid to lawn with Large summerhouse, paved pathway leading down to side access to the garage. The garages are rented from the council at £60 each pa and are accessed also from lane to the side with parking for two vehicles in front of each garage.

## 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 MISDESCRIPTIIONS 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.

## 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.

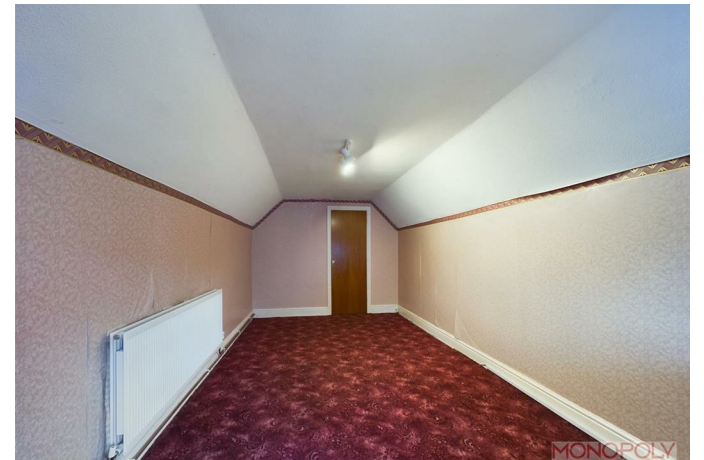
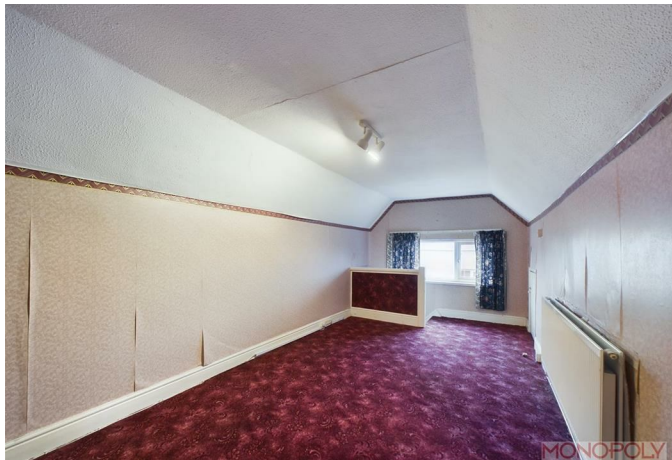
Your home maybe repossessed if you do not keep up repayments on your mortgage.

## ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.

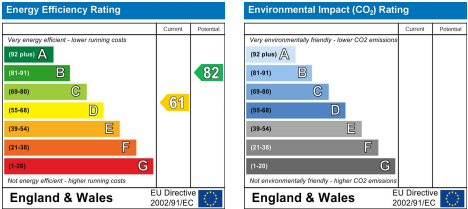








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