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Wrexham | | LL12 0QE

Offers In Excess Of £289,950

MONOPOLY
BUY ■ SELL ■ RENT

12

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" VIEWING HIGHLY RECOMMENDED"

We are Delighted to offer this brilliant opportunity to purchase a BEAUTIFULLY PRESENTED Three bedroom detached house situated on a sought after modern residential development in the village of Llay. The internal accommodation comprises of an Entrance Hallway, Downstairs cloakroom, Lounge, Kitchen/Diner, Utility Room to the ground floor and Three bedrooms including a principle bedroom with en suite shower room and a Family Bathroom. Outside to the front is a driveway with off road parking for two vehicles and a garage with up and over door. To the rear good sized garden with astro turf lawn.

The location provides excellent access to major road networks for access to Chester, Wrexham and Mold and has a number of local amenities close to hand including a brand new 'Aldi' supermarket next to the estate.

- THREE BEDROOM
- DETACHED HOUSE
- UPVC DOUBLE GLAZING
- GAS CENTRAL HEATING
- UTILITY ROOM
- EN SUITE SHOWER ROOM
- GOOD SIZED GARDEN TO THE REAR
- DOWNSTAIRS CLOAKROOM
- GARAGE
- DRIVEWAY TO THE FRONT



ACCOMMODATION TO THE GROUND FLOOR

The property is accessed via a Composite double glazed and frosted door which leads into the Entrance Hallway.

ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, radiator, smoke alarm.

LOUNGE

17'8" x 11'6" (5.391m x 3.517m)

UPVC Double glazed bay window to the front, radiator, laminate flooring, under stairs cupboard.

KITCHEN/ DINER

17'3" x 9'6" (5.269m x 2.915m)

Modern Fitted kitchen comprising a range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl stainless steel sink unit with mixer tap, built in Four ring gas hob, with stainless steel back plate, electric oven/ grill with stainless steel canopy extractor hood over, Integral dishwasher, Integral fridge freezer, UPVC Double glazed window to the rear, Breakfast bar, radiator, UPVC Double glazed French style patio doors opening to the rear garden, door to the utility room.

UTILITY ROOM

Plumbing for washing machine, single drainer stainless steel sink unit with mixer tap, radiator, Composite double glazed and frosted door to the side, door to cloakroom w.c.

DOWNSTAIRS CLOAKROOM

Comprising of a low level w.c., pedestal wash hand basin, radiator, tiled floor, UPVC Double glazed and frosted window to the rear.

FIRST FLOOR LANDING

With access to the loft space, smoke alarm, doors leading off to the bedrooms and family bathroom, airing cupboard, radiator.

BEDROOM ONE

14'9" 11'10" (4.507m 3.611m)

Measurements include Dressing area, UPVC Double glazed window to the rear with radiator beneath, Dressing area with Built in wardrobes either side, door to En-Suite shower room,

EN SUITE SHOWER ROOM

Which comprises of large shower cubicle, low level w.c., pedestal wash hand basin, tiled floor, UPVC Double glazed and frosted window to the front, Fully tiled walls, radiator.

BEDROOM TWO

11'8" x 8'7" (3.579m x 2.639m)

UPVC Double glazed window to the front with radiator beneath, built in wardrobes with sliding doors.

BEDROOM THREE

11'8" x 8'5" (3.559m x 2.585m)

UPVC Double glazed window to the rear with radiator beneath.

FAMILY BATHROOM

With Panel enclosed bath with shower over, low level w.c., pedestal wash hand basin, tiled floor, UPVC Double glazed and frosted window to the side, Chrome ladder style radiator/ towel rail, half height tiled walls,

OUTSIDE TO THE FRONT

The property is approached by a driveway to the front with off road parking for two vehicles and leading to the single garage with up and over door. Lawned garden and pathway to the left hand side giving access to the rear.

OUTSIDE TO THE REAR

Good sized rear garden laid to Astro turf with paved and pebbled sitting area. Panel enclosed fencing to the boundaries.

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 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





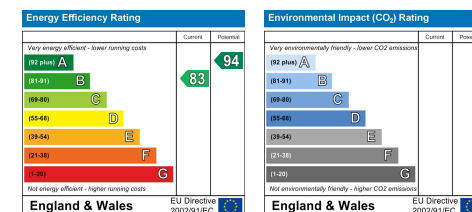


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