



Walnut Grove, Llay LL12 0NX Offers In Excess Of £200,000

Welcome to this well presented two bedroom detached bungalow located in the popular Walnut Grove, Llay, Wrexham. This delightful property boasts a spacious reception room, perfect for relaxing or entertaining guests. With two lovely bedrooms, there is ample space for a small family or guests to stay over. The bathroom is well-appointed and provides all the necessary comforts. One of the standout features of this property is the parking space available on a front drive and a garage, ensuring that you and your guests will never have to worry about finding a parking spot. Whether you have multiple cars or enjoy hosting gatherings, this parking provision is a rare find and adds great value to the property. Nestled in a tranquil neighbourhood, this bungalow offers a peaceful retreat from the hustle and bustle of everyday life. The detached nature of the property provides a good sense of privacy. 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 an Aldi supermarket. Don't miss out on the opportunity to own this wonderful bungalow in Walnut Grove. Book a viewing today and envision the potential this property holds for you and your loved ones.

- A TWO BEDROOM DETACHED BUNGALOW
- KITCHEN
- GARAGE
- GARDENS TO FRONT & REAR
- NO ONWARD CHAIN
- GENEROUS RECEPTION ROOM
- BATHROOM
- OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Laminate flooring, storage cupboard, linen cupboard housing an ideal gas combi boiler, doors to kitchen, lounge, bedrooms and bathroom. Loft access.

Lounge/Diner

Laminate flooring, window to front, electric fire.

Kitchen

Fitted range of wall and base units, complementary worktops, stainless sink drainer, spaces for cooker, washing machine and fridge/freezer. Tiled splash back, window to front, vinyl tile effect flooring.

Bedroom One

Double bedroom with carpet and window to rear.

Bedroom Two

Carpet, window to rear.

Bathroom

Panel bath with electric shower over, wc, hand wash basin, tiled splash back, tiled floor, window to side.

Outside

Concrete drive leading to a single garage, space for 3 cars, lawn to side, hedge to front, shrubs to side, tree, gate to rear garden with concrete hardstanding adjacent the bungalow, paved patio, corner planting bed with shrubs, fence to rear, hedge to side, garage to other side, timber garden store.

Garage

Garage with power and lighting. up and over vehicle door.

Additional Information

Upvc double glazed windows, gas central heating, boiler installed approx 2020, rewire approx 6 years ago.

Cavity wall insulation

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

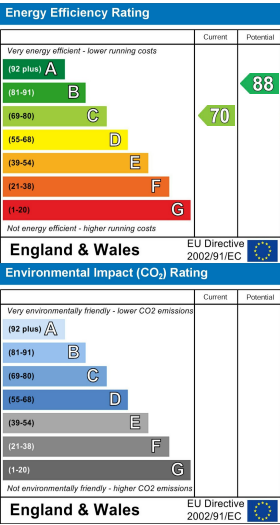
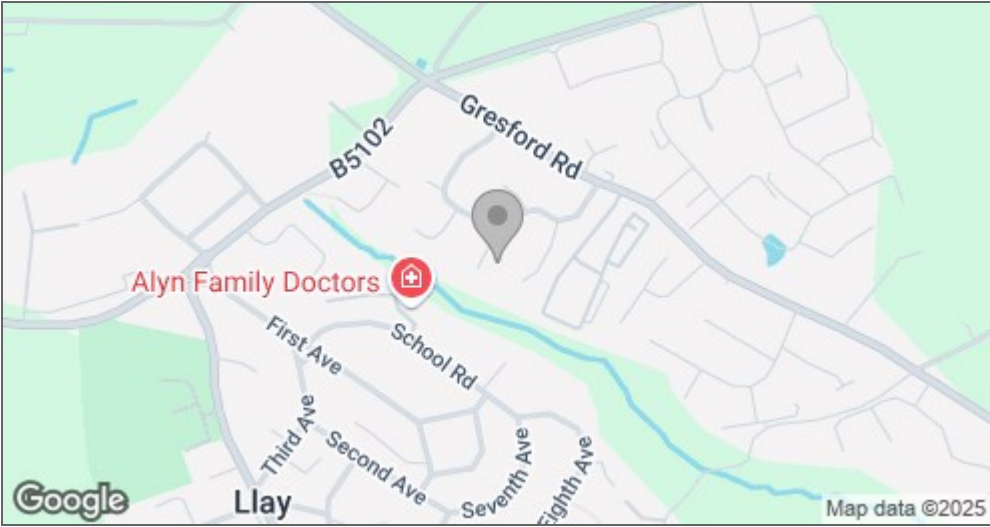


Your home maybe repossessed if you do not keep
up repayments on your mortgage









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