



7

Wrexham | | LL12 0RN

£219,950

**MONOPOLY**  
BUY ■ SELL ■ RENT

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"VIEWING IS A MUST"

We are delighted to offer for sale this DECEPTIVELY SPACIOUS Three bedroom Semi-detached property situated on a popular residential development in the village of Llay. The property is well presented and benefits from Gas central heating, UPVC Double glazed windows, Conservatory and off road parking leading to a single garage. In brief the property comprises of; Entrance Hall, Lounge, Kitchen/ Dining Room and Conservatory to the ground floor and Three bedrooms and a Family Bathroom to the first floor.

Located in the village of Llay which has numerous local amenities close to hand and has excellent access to Wrexham and the A483.

"NO CHAIN"

- THREE BEDROOM
- SEMI DETACHED HOUSE
- CONSERVATORY
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GARAGE
- MODERN SHOWER ROOM
- VIEWING HIGHLY RECOMMENDED
- NO CHAIN



### ACCOMMODATION TO GROUND FLOOR

The property is accessed via a UPVC Double glazed and frosted door with matching side window giving access to the entrance hallway.

### ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, radiator, door into lounge.

### LOUNGE

13'9" x 13'9" (4.21m x 4.21m)

With a UPVC Double double glazed window to the front, walk through and squared archway to the kitchen/dining room.

### KITCHEN/ DINING ROOM

16'10" x 7'10" (5.15m x 2.40m )

Fitted with a matching range of wall, drawer and base units, with complementary worktop surfaces with inset sink and drainer unit, built in Four ring electric hob, electric oven/grill and extractor fan over, plumbing for a washing machine, ample room for a dining table, UPVC Double glazed window to the rear, UPVC Double glazed and frosted door off to the side elevation, UPVC Double glazed sliding doors into the conservatory, door to under stairs storage cupboard housing the gas combination boiler.

### CONSERVATORY

9'10" x 8'3" (3.00m x 2.54m )

A superb extra living space with UPVC double glazed windows, UPVC Double glazed French style doors opening to the rear garden, tiled flooring.

### FIRST FLOOR LANDING

With attractive wood and glass balustrade, carpeted flooring, access to the loft space, door to a useful storage cupboard, solid wood doors to the bedrooms and bathroom, UPVC Double glazed window to the side.

### BEDROOM ONE

10'11" x 9'10" (3.34m x 3.02m )

With a UPVC Double glazed window to the front, carpeted flooring, radiator.

### BEDROOM TWO

10'10" x 9'9" (3.32m x 2.99m)

With a UPVC Double glazed window to the rear, with radiator beneath, laminate flooring.

### BEDROOM THREE

7'10" x 6'9" (2.41m x 2.06m )

With UPVC Double glazed window to the front, with radiator beneath.

### FAMILY SHOWER ROOM

Fabulous shower room comprising of Dual sized shower cubicle,

wash hand basin set in a vanity unit, dual flush low level w.c., half height tiled walls, UPVC Double glazed and frosted window to the rear, spotlights to the ceiling.

### OUTSIDE TO THE FRONT

The driveway to the front is a part brick paved driveway and part concrete driveway allowing for ample off road parking for alt least two vehicles and which leads to the garage at the rear.

### OUTSIDE TO THE REAR

To the rear is an paved patio leading to an artificial lawned area with raised planted flower beds. To the side is part of the concrete driveway and barn doors to the 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 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

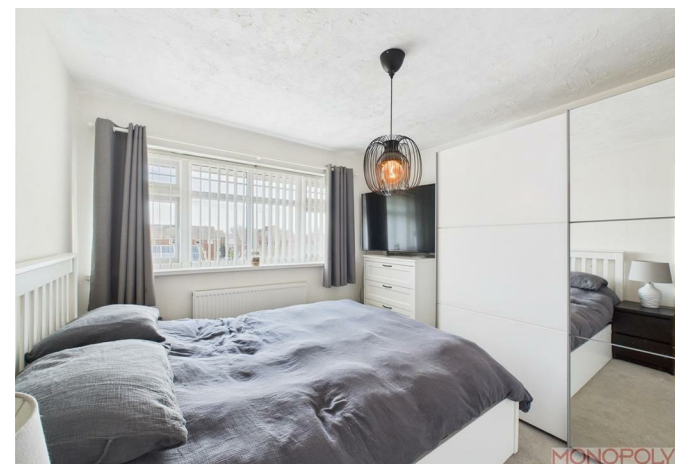
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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

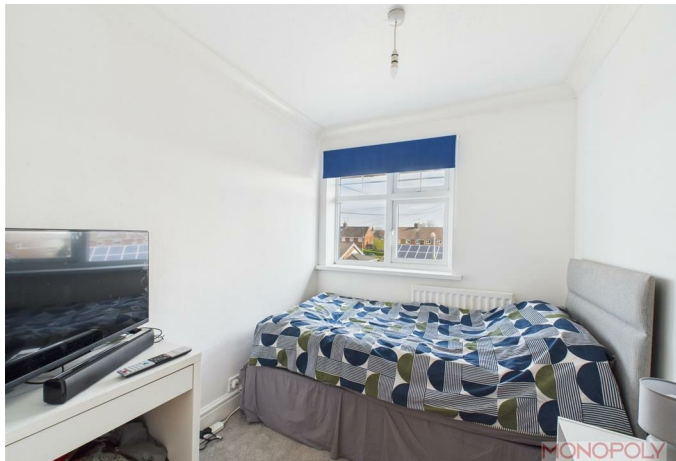
Your home maybe repossessed if you do not keep up repayments on your mortgage

### ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.







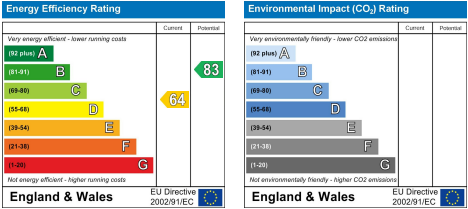


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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