



Sixth Avenue, LL12 0SR

£195,000

Situated in the popular residential area of Llay, this three/four bedroom semi-detached property is a must view. There is a newly fitted kitchen/diner, spacious lounge with doors onto the patio area plus the benefit of a utility room. Upstairs you will find three bedrooms with an additional study/fourth bedroom and a family shower room; allowing ample living space across both floors. Additionally the property boasts gardens to both the front and rear, a garden shed and brick built log store and off-road parking to the rear allowing for easy access and convenience to residents and guests alike. Both gardens achieve sunshine throughout the day. Llay has a wealth of local amenities including the brand new 'Rackery' Farm Shop, Croeshowell Restaurant and an 'Aldi' supermarket just a short drive away plus excellent road links for travel to Chester, Wrexham and beyond.

- THREE BEDROOM SEMI-DETACHED HOME
- MODERN KITCHEN/DINING ROOM
- LOUNGE
- OFF-STREET PARKING TO REAR
- EXCELLENT TRANSPORT LINKS
- ADDITIONAL STUDY/BEDROOM
- UTILITY
- GARDENS TO FRONT AND REAR
- CLOSE TO AMENITIES



Kitchen/Dining Room

UPVC double glazed door leading into modern kitchen/dining area. With a newly fitted modern kitchen, housing a range of wall, drawer and base units with complimentary work surface over. Space for range cooker, fridge freezer and plumbing for dishwasher. Ample space for a dining table. Stone tiled flooring splashback tiling. 1 ½ ceramic sink unit with mixer tap over. Stairs rising to first floor with under stairs storage cupboard. Cupboards housing meters. Two uPVC double glazed windows to both the front and rear elevation with vertical blinds. Engineered oak door into lounge and wooden door with frosted glazed window into utility area.

Lounge

UPVC double glazed window to the front elevation with uPVC double glazed French style doors onto patio area. Newly fitted multi-fuel burner with slate hearth and wooden mantle. Wooden laminate flooring, two ceiling light points and panelled radiator.

Utility

Door from kitchen leading to utility with plumbing for washing machine, space for tumble dryer and additional white goods. Wall mounted combination boiler fitted just a few years ago. UPVC double glazed window to the rear, tiled flooring, ceiling light point, base units with work surface and uPVC double glazed door leading to rear garden area.

Landing Area

UPVC double glazed window to the rear elevation, carpet flooring, ceiling light point, panelled radiator, access to loft doors off bedrooms and bathrooms.

Bedroom One

UPVC double glazed window to the front elevation with vertical blinds. Laminate flooring, ceiling light point, panelled radiator.

Bedroom Two

UPVC double glazed window to the front elevation with vertical blinds. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation with vertical blinds. Carpet flooring, ceiling light point and panelled radiator.

Bedroom Four/Office

UPVC double glazed window to the rear elevation with vertical blinds. Laminate flooring, ceiling light point and panelled radiator.

Shower Room

UPVC double glazed window to the front elevation. Three piece suite comprising low level WC, pedestal wash hand basin and enclosed shower cubical with electric shower. Heated towel rail, tiled walls and flooring and ceiling light point.

Outside

To the front of the property you will find pleasant garden areas, mainly laid to lawn with shrubberies and trees to the border. Pathway leads down the centre and alongside the property. To the boundary you will find a brick wall to the front and fence to the left. To the rear there is a landscaped garden area with brick built outbuilding and garden shed. You will find a timber decked area, additional slabbed patio area, gravel and various shrubberies and trees to the border. A pathway leads to the rear of the property where there is ample off-street parking for the property. The garden offers a good amount of sun throughout the day.

Additional Information

The present owners have improved the property including a new kitchen, some rewiring to include additional sockets, a new combination boiler, re-plastering and new flooring. The majority of doors are engineered oak.

Important Information

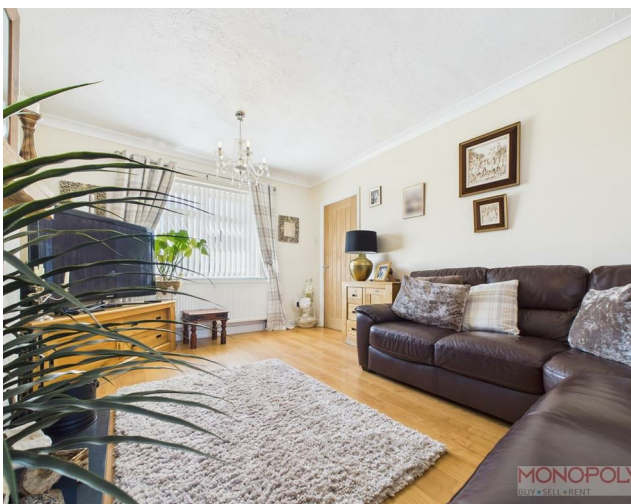


MONEY LAUNDERING REGULATIONS 2003

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.











Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B		87	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	68		(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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