



6

Wrexham | | LL12 0LX

£265,000

**MONOPOLY**  
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Located in a quiet cul-de-sac on Linden Grove in the popular village of Llay, this well-maintained three double bedroom detached bungalow is offered with no onward chain and benefits from a detached garage and generous gardens. The accommodation briefly comprises an entrance porch, spacious lounge/dining room, kitchen, inner hallway, three double bedrooms and a modern shower room. Externally, there is a lawned front garden, driveway parking and a detached garage. The rear garden is a good size with a lawn, patio and mature borders. Linden Grove is a small residential cul-de-sac within walking distance of local amenities including Aldi supermarket, Rackery Farm Shop, and The Crown public house. Llay also offers schools, a community centre, local shops, and access to Alyn Waters Country Park. There are strong road links to Wrexham, Chester and beyond, making it a convenient yet quiet location.

- THREE DOUBLE BEDROOM DETACHED BUNGALOW
- SPACIOUS LOUNGE/DINING
- KITCHEN /BREAKFAST ROOM
- SHOWER ROOM
- DRIVEWAY AND DETACHED GARAGE
- GARDENS TO FRONT AND REAR
- NO CHAIN
- VILLAGE LOCATION
- EXCELLENT TRANSPORT LINKS
- CUL-DE-SAC LOCATION



### Entrance Porch

UPVC double glazed door with frosted side panel leads into the entrance porch. Door into cloakroom with coat rail, shelving and meters. Wooden laminate flooring, ceiling light point and radiator. Glazed wooden door leading into lounge/dining room.

### Lounge/Dining Room

UPVC double glazed bay window to the front elevation. Fireplace with wooden surround and PVC back and hearth. Hard wired surround sound, two ceiling light points, radiator, carpet flooring, space for dining table and doors leading into kitchen and inner hallway.

### Kitchen/Breakfast Room

Housing a range of wooden wall, drawer and base units with complimentary work surface over. Integrated appliances to include washing machine, double electric fan oven, electric hob and extractor above. Space for fridge-freezer. Tiled floor, tiled splash-back, recessed LED lighting, radiator and cupboard housing combination boiler. UPVC double glazed window to the front elevation and uPVC double glazed frosted door to the side.

### Inner Hall

Door to cupboard with shelving, access to loft, carpet flooring, ceiling light point, doors into bedrooms and shower room.

### Bedroom One

UPVC double glazed door with two double glazed side panels and windows to the garden area. Carpet flooring, panelled radiator, ceiling light point and coved ceiling.

### Bedroom Two

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

### Bedroom Three

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

### Shower Room

Three piece suite with WC, pedestal wash hand basin and mains rainfall shower. Vanity storage with base units, drawers and work surface. Tiled walls and flooring, heated towel rail, ceiling light point and frosted double glazed window to the side elevation.

### Garage

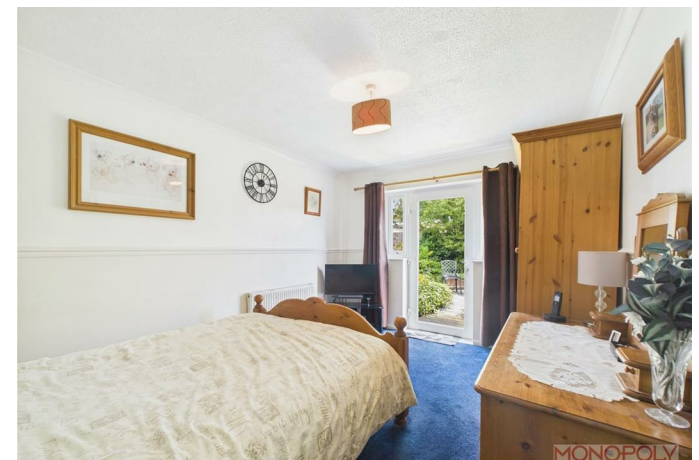
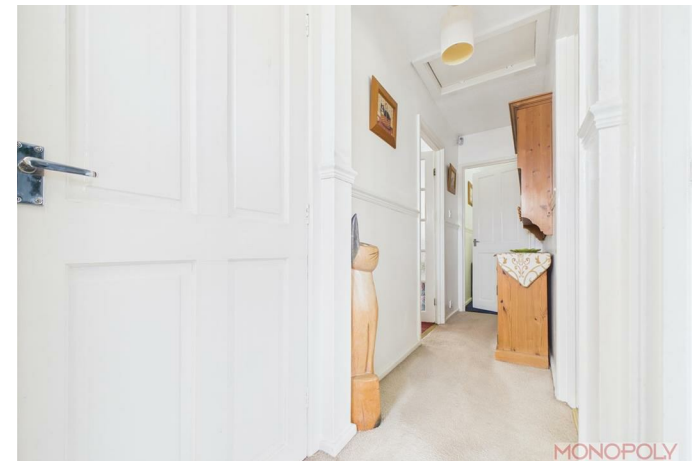
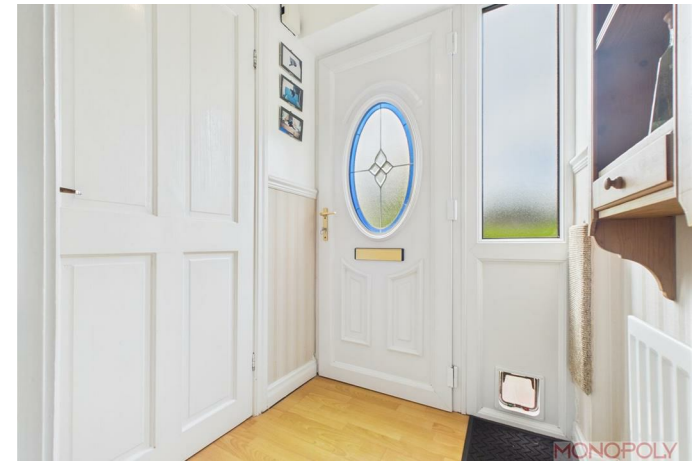
Detached garage with up and over door, power, lighting and fitted cupboards.

### Outside

The garden is a particular feature of this property, extending predominantly to the rear and left-hand side. A neatly kept front lawn is bordered by mature shrubs and laurel hedging, offering a welcoming approach to the entrance. To the front, a generous tarmac driveway provides off-road parking for two vehicles and leads to a detached garage. A timber gate opens into the rear garden, where you'll find a series of well-maintained lawned and seating areas, complemented by established raised beds, an apple tree, and a plum tree. A central paved pathway winds through the space, leading to a charming timber arbour and further seating area. Additionally, a circular paved terrace directly outside Bedroom One provides a peaceful spot to enjoy the surroundings.

### Additional Information

The vendor has been in the property for 23 years in total and has maintained the property during that time including new windows and doors. The garage has had a new garage roof and part of the bungalow roof was also re-done 2 years ago. The loft is boarded and there is a pull-down ladder.









### 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.

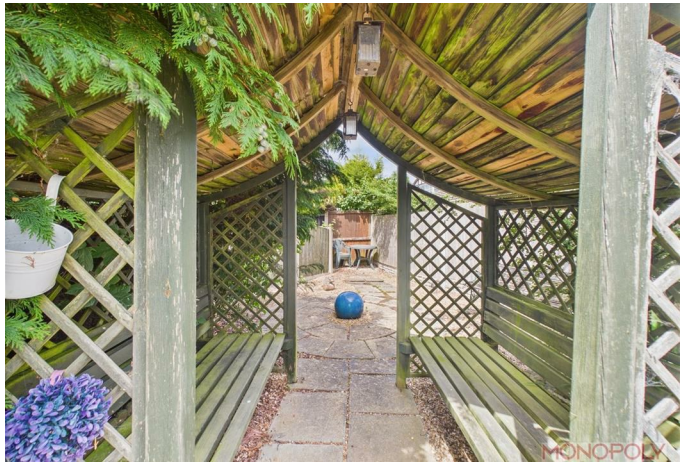
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.







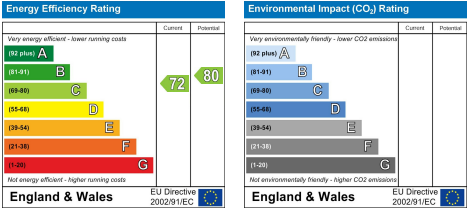








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MONOPOLY







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