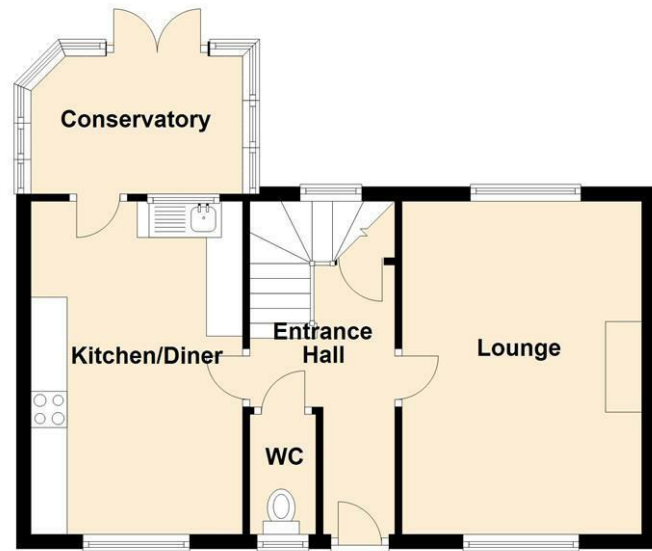


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E	42	(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 <sub>2</sub> emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

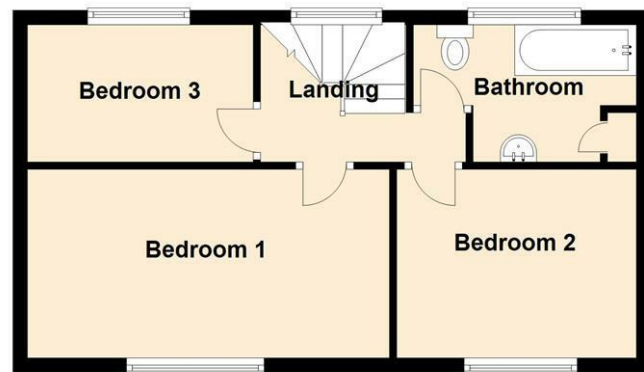
**Ground Floor**

Approx. 44.5 sq. metres (479.1 sq. feet)



**First Floor**

Approx. 38.7 sq. metres (416.0 sq. feet)



Shones Lane, Wrexham, LL12 0PL

Price £129,000

Reference: 19228945

Date: Add text here

**TENURE:** Tenure is advised the property is Freehold. Prospective purchasers are advised to obtain legal advice prior to purchasing any property.

**POSSESSION:** Add text here

**SERVICES:** Add text here

**OUTGOINGS:** Council Tax Band details available from Wrexham County Borough Council

**VIEWING:** Add text here



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

29 Holt Street, Wrexham, LL13 8DH  
Tel: 01978 353553 Email: sales@wingetts.co.uk

www.wingetts.co.uk





## Description

A spacious 3 bedroom double fronted mid terrace house with good sized rear garden overlooking a playing field located within the popular village of Llay with its good range of convenient amenities including the recently opened Aldi supermarket. The accommodation has the benefit of Upvc double glazing and economy 7 heating and briefly comprises an entrance hall with stairs to 1st floor landing and useful store cupboard, ground floor w.c., dual aspect lounge with gas fire, kitchen diner fitted with a range of base and wall cupboards and conservatory. The 1st floor landing gives access to the 3 bedrooms, 2 are doubles, and a modern bathroom with shower over the bath. Externally, a path leads alongside a decorative gravelled front garden to the entrance door. Covered path to the side leads into the rear garden with its patio and generous lawned area beyond all of which is enclosed. NO CHAIN. Energy Rating - E (42)

### LOCATION

The village of Llay is located approx 4 miles from Wrexham city centre and enjoys excellent road links to Wrexham and Chester together with a range of shopping facilities and amenities including a recently opened Aldi supermarket. Primary and secondary schools are within the catchment area and the picturesque Alyn Waters Country Park offers pleasant country walks.



### DIRECTIONS

From Wrexham city centre proceed along Rhosddu Road into New Road and continue for approx 3 miles into the village of Llay. Proceed past the Royal British Legion on the left and then take the right turn onto Shones Lane where the property will be observed on the right.

### ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### HALLWAY

Having stairs to first floor landing with useful storage cupboard below, Economy 7 storage heater and six panel white woodgrain effect doors off to all rooms.

### GROUND FLOOR W.C

Appointed with a low flush w.c, part tiled walls and upvc double glazed window.

### LOUNGE

15'7 x 10'8

A dual aspect reception room having upvc double glazed windows to front and rear, two Economy 7 storage heaters, wood effect flooring and gas fire set within surround.

### KITCHEN/DINER

15'7 x 7'9

The kitchen area is fitted with a range of base and wall units with chrome handles complimented by work surface areas incorporating a stainless steel single drainer sink unit with mixer tap and upvc double glazed window above, oven/grill, four ring electric hob with pull-out extractor hood above, housing for microwave and space for fridge freezer. The dining area has a upvc double glazed window to front and Economy 7 storage heater. A upvc part glazed door leads into the:

### CONSERVATORY

8'6 x 6'4

Upvc double glazed windows, upvc double glazed French door leading to the rear garden and electric socket.

### ON THE FIRST FLOOR

Approached via the turned staircase from the hallway with upvc double glazed window to half landing, ceiling hatch to roof space and six panel white woodgrain effect doors off to all rooms.

### BEDROOM ONE

16'4 x 7'6

Upvc double glazed window to front and Economy 7 storage heater.

### BEDROOM TWO

10'8 x 8'9

Upvc double glazed window to front, Economy 7 storage heater and recessed wardrobe.

### BEDROOM THREE

10'2 x 7'7

A good sized third bedroom with upvc double glazed window to rear and Economy 7 storage heater.

### BATHROOM

10'9 x 6'4

Appointed with a modern white suite of pedestal wash basin with chrome mixer tap, low flush w.c with dual flush, bath with electric shower over and shower screen, part tiled walls, upvc double glazed window and airing cupboard housing the hot water cylinder.

### OUTSIDE

The property is approached via a pathway leading to the entrance door alongside decorative gravelled low maintenance front garden. A covered path leads to the rear garden which is a particular feature of the property having a patio area with good sized lawned garden beyond. The rear garden enjoys a good degree of privacy and is enclosed within timber lapped fencing to provide a safe environment.

### COUNCIL TAX BAND - C