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# Wingetts

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**2B Gresford Road, Llay, LL12 0NW**

**Price £125,000**

A well presented 2 bedroom mews style cottage conveniently located on the fringe of the popular village of Llay with its range of amenities and shopping facilities including a recently opened Aldi supermarket and excellent road links to Wrexham and Chester. The accommodation has the benefit of gas fired central heating and Upvc double glazing and briefly comprises an entrance hall with stairs to 1st floor, lounge with central beam to ceiling and kitchen breakfast room. The 1st floor landing gives access to the 2 bedrooms and a bathroom with shower over the bath. To the outside, a parking area to the front and an enclosed courtyard style rear garden providing a patio area. NO CHAIN. Energy Rating - D (67)

## LOCATION

The Village of Llay is located approximately 5 miles from Wrexham City Centre and has a good range of day to day shopping facilities, supermarket, social amenities and primary school. There is a bus service that operates in the Village and there are also good road links to the A483 by-pass and Wrexham which allows for daily commuting to the major commercial and industrial centres of the region. The nearby Alyn Waters Country Park is popular amongst walkers.

## DIRECTIONS

Proceed from Wrexham along Rhosddu Road into New Road passing through Rhosrobin and into the Village of Llay. Continue through the village to the roundabout and take the 2nd exit. At the traffic lights, turn right onto Gresford Road and the row of 3 cottages will be observed immediately on the right.

## ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

### HALLWAY

With stairs to first floor landing, radiator, mains wired smoke alarm and four panel door opening to:

### LOUNGE 15'3 x 11'6 (4.65m x 3.51m )

Featuring a central beam to ceiling, upvc double glazed window to front with radiator below, fire surround, central heating thermostat and useful understairs storage cupboard. An archway opens to:

### KITCHEN/BREAKFAST ROOM 11'3 x 6'0 (3.43m x 1.83m )

Fitted with a range of base units with chrome handles, work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, slot-in cooker, plumbing for washing machine, space for under counter fridge, breakfast bar, extractor, wall mounted gas combination boiler, upvc double glazed window, part tiled walls and upvc part glazed external door.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

Upvc double glazed window, mains wired smoke alarm, wall lights, beam to ceiling and six panel doors off.

### BEDROOM ONE 12'1 x 11'8 (3.68m x 3.56m )

Upvc double glazed window to front, Period ornamental cast iron fireplace, beams to ceiling, ceiling hatch to roof space, radiator and built-in wardrobe with upvc double glazed window.

### BEDROOM TWO 9'6 x 9'1 (2.90m x 2.77m )

Upvc double glazed window, radiator and beams to ceiling.

## BATHROOM

Appointed with a pedestal wash basin with tiled splashback, low flush w.c, bath with mixer tap and shower take-off, extractor fan, part tiled walls and tiled flooring.

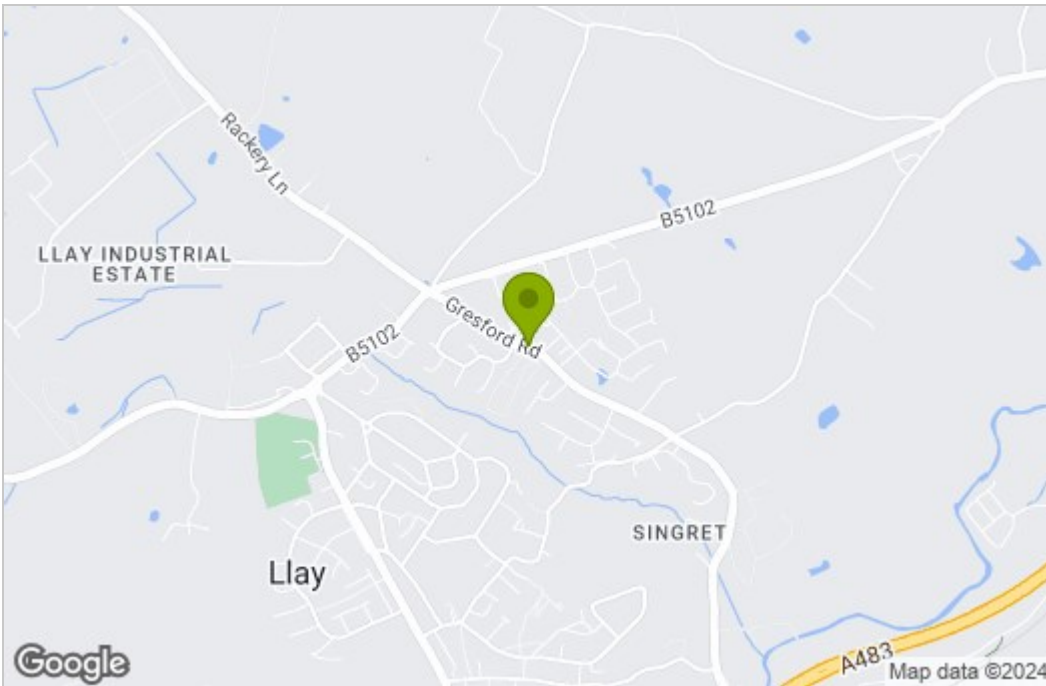
## OUTSIDE

To the front of the property is a parking area and entrance door. To the rear is a courtyard style garden with paved patio, lantern style wall light and side access gate.

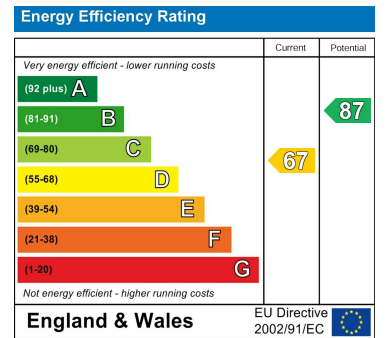
## COUNCIL TAX BAND - D

# Floor Plan

## Area Map



## Energy Efficiency Graph



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