



Fairoaks Crescent, Llay, LL12 0NQ  
**Price** £263,000



Reference: 19400849

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

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## Description

A well presented and extended three bedroom detached bungalow with garage and a spacious conservatory with breakfast area enjoying a pleasant aspect over the rear garden. Located on the fringe of the village of Llay within a popular and established residential development having a convenient range of amenities and supermarket within walking distance. Benefitting from gas fired central heating and upvc double glazing, the bungalow briefly comprises an entrance hall with useful storage cupboard, lounge with fireplace and an open aspect through to the dining room. French doors open to the good sized conservatory, fitted kitchen, three bedrooms and a shower room. To the outside there is a brick paved private driveway leading to the detached garage alongside a lawned garden to front. The private rear garden has been designed for low maintenance and features a large stone paved patio area with flower beds to borders. NO CHAIN. Energy Rating - D (65)

### LOCATION

The village of Llay is located approximately five 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 bypass 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 near to Aldi supermarket. Take the next right turn onto Fair Oaks crescent and the bungalow will be observed on the left after a short distance.

### ACCOMMODATION

Upvc double glazed entrance door opening to:

### HALLWAY

Having radiator, wood effect flooring, six panel white woodgrain effect internal doors, storage cupboard, ceiling hatch to roof space and airing cupboard with radiator and slatted shelving.

### LOUNGE

14'8 x 11'2

Upvc double glazed bow window to front, two radiators, living flame gas fire set within surround, coving to ceiling, wall light points and an open aspect to:

### DINING ROOM

10'8 x 9'9

Coving to ceiling, radiator, connecting door to the kitchen and upvc French doors opening to:

### CONSERVATORY

17'8 max x 12'6 max

A lovely addition to the bungalow with Upvc double glazed windows on a brick plinth, upvc double glazed doors leading to the garden, electric radiator, glass roof, wall light points and upvc double glazed door leading to:

### KITCHEN

9'8 x 7'8

Fitted with a modern range of base and wall cupboards complimented by work surface areas incorporating a four ring gas hob with pull-out extractor above and oven/grill below, 1 ½ bowl single drainer sink unit with mixer tap and upvc double glazed window above, tiled flooring, space for fridge freezer, wall mounted two door glass display cabinet and under unit lighting.

### BEDROOM ONE

9'9 x 9'1

Four door fitted wardrobe, upvc double glazed window overlooking the rear garden, radiator and coving to ceiling.

### BEDROOM TWO

11'3 x 10'9

Upvc double glazed window to front, radiator, fitted wardrobes and drawer units.

### BEDROOM THREE

8'0 x 7'4

Upvc double glazed window to front and radiator.

### SHOWER ROOM

7'4 x 6'7

Appointed with a suite of low flush w.c, pedestal wash basin, shower enclosure with electric shower unit, upvc double glazed window, fully tiled walls, tiled flooring and radiator.

### OUTSIDE

The property is approached from the front via a brick paved pathway alongside a lawned front garden to the entrance door. A brick paved driveway provides parking for three cars and leads to the garage having up and over door and side personal door. The rear garden has been designed for ease of maintenance and includes a stone paved patio, decorative gravel and flowerbeds. The rear garden has the benefit of a good degree of privacy and being enclosed to provide a secure environment.

### COUNCIL TAX BAND - D