



**8 Glen Avon, Wrexham, LL12 7DR**

**Price £175,000**

A well presented 3 bedroom double fronted home with gated private parking to the rear conveniently located on the fringe of the city centre with its excellent range of amenities, bus service and road links. The accommodation has the benefit of a modern gas combination boiler and Upvc double glazing and briefly comprises a composite entrance door opening to the hall with stairs to 1st floor landing, dual aspect lounge with gas fire, open plan kitchen and sitting/dining room, 3 bedrooms and a shower room. To the front of the home is a gated path alongside a garden area whilst the rear garden has been designed for low maintenance and features patio areas, decorative gravel and private parking all within an enclosed area garden. NO CHAIN.

Energy Rating - E (54)

### LOCATION

Conveniently located within walking distance of the city centre and its excellent range of shopping facilities, restaurants, coffee shops, leisure centres and both bus and train stations. Primary and Secondary Schools are within the catchment together with good road links allowing for daily commuting to the major commercial centres of the region.

### DIRECTIONS

From Wrexham city centre proceed along Holt Street, across the roundabout onto Holt Road. Take the second left turn onto Borrass Road, 1st left into Plas Gwyn, left again to Glan Garth and next right into Glen Avon.

### ON THE GROUND FLOOR

Part glazed composite entrance door opening to:

#### HALLWAY

With stairs off to first floor landing and two panel doors off.

#### LOUNGE 15'4 x 10'9 (4.67m x 3.28m)

Upvc double glazed windows to front and rear, living flame gas fire set within surround, coving to ceiling, radiator, wall light points within arched recess.

#### KITCHEN/SITTING/DINING ROOM 18'3 x 9'8 (5.56m x 2.95m)

Currently used as a sitting area but could be used as a dining area with living flame gas fire set within surround, coving to ceiling, radiator, dado rail and upvc double glazed window to front. The kitchen area is fitted with a range of base and wall units complimented by wood effect work surface areas incorporating a stainless steel single drainer sink unit with mixer tap, two upvc double glazed windows overlooking the rear garden, tiled flooring, slot-in cooker with four ring gas hob and extractor hood above, part tiled walls, plumbing for washing machine and space for fridge freezer.

#### REAR HALL

Giving access to a useful understairs storage area, tiled flooring and part glazed stable door opening to the rear garden.

### ON THE FIRST FLOOR

Approached via the central staircase from the hallway to:

### LANDING

With two panel doors off, upvc double glazed window and storage cupboard housing the Worcester gas combination boiler.

#### BEDROOM ONE 11'8 x 8'5 (3.56m x 2.57m)

Upvc double glazed window to front, fitted wardrobes and over bed storage cupboards, radiator and built-in storage cupboard.

#### BEDROOM TWO 9'9 x 7'2 (2.97m x 2.18m)

Upvc double glazed window to front, fitted wardrobes and over bed storage cupboards, radiator and recessed store area.

#### BEDROOM THREE 7'9 x 7'8 (2.36m x 2.34m)

Upvc double glazed window to rear, fitted wardrobe and over head storage cupboard.

### SHOWER ROOM

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

### OUTSIDE

The property is approached along a gated front path with decorative gravel and paved areas either side and decorative metal fencing to front boundary. The rear garden has been designed for low maintenance and includes good sized patio areas, cold water tap, decorative gravel, garden shed, side access gate and rear double gates giving access to the private parking.

### PLEASE NOTE

We have a referral scheme in place with Chesterton Grant Conveyancing . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.

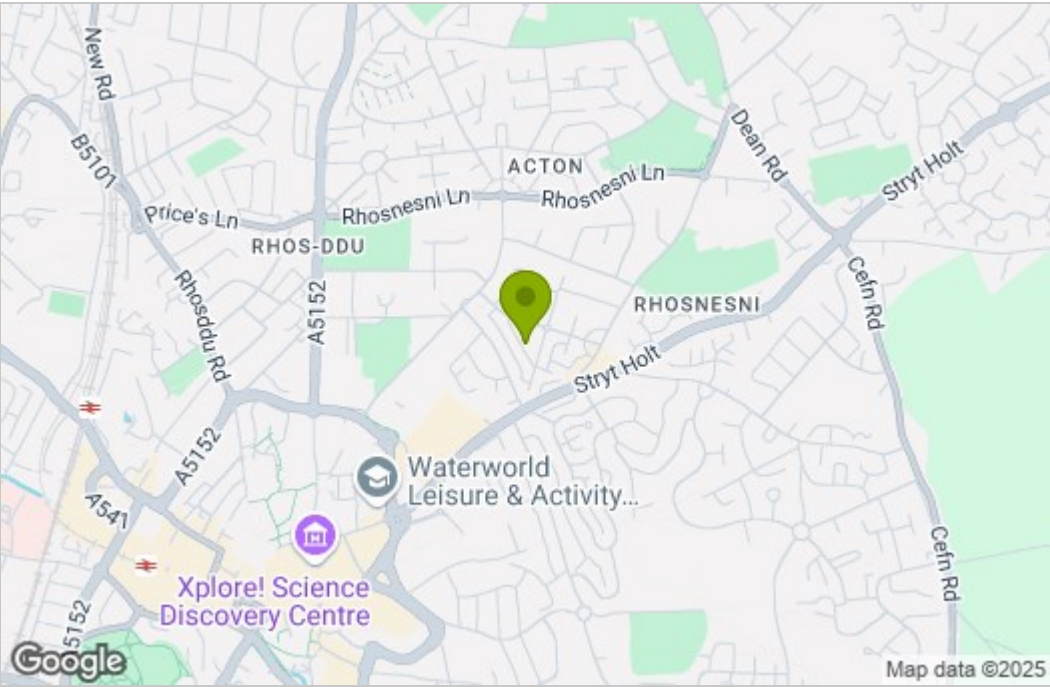




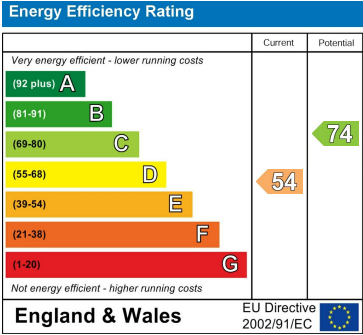
Floor Plan



Area Map



Energy Efficiency Graph



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