



3 Fourth Avenue, Llay, LL12 0ST

Price £145,000

A spacious 3 double bedroom inter terrace house with potential for parking to front and a sunny aspect rear garden located within the popular village of Llay with its good range of amenities, supermarket, bus service and road links to Wrexham and Chester. The property briefly comprises a Upvc double glazed entrance door opening to the hall with stairs to 1st floor landing, spacious lounge with patio doors opening to the rear garden, dining room with an open aspect to the good sized kitchen. The 1st floor landing connects the 3 double bedrooms and a bathroom with additional w.c. Externally, the previous occupiers have used the front hardstanding area as private parking for 2 cars. The rear garden enjoys a good degree of privacy together with a sunny aspect and includes a paved patio with lawn beyond. Gas central heating and Upvc double glazing. NO CHAIN. Energy Rating - C (72)

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, Chester 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 out of Wrexham along Rhosddu Road into New Road passing through Rhosrobin and into the Village of Llay. Take the right turn into Shones Lane, next left into Fourth Avenue, across the junction and the property will be observed on the right.

ON THE GROUND FLOOR

Upvc part glazed entrance door opening to:

HALLWAY

With stairs off to first floor landing having useful storage area below and radiator.

LOUNGE 18'1 x 11'9 (5.51m x 3.58m)

A light and airy reception room with upvc double glazed windows to front and sliding patio doors opening to the rear garden, electric fire in surround, wood effect flooring and two radiators.

DINING ROOM 10'0 x 9'7 (3.05m x 2.92m)

Upvc double glazed window to front, radiator and open aspect to:

KITCHEN 16'2 x 8'7 (4.93m x 2.62m)

Fitted with a range of base and wall units with work surface areas incorporating a 1 1/2 bowl sink unit with mixer tap, electric hob with oven/grill below and extractor hood above, part tiled walls, two upvc double glazed windows overlooking the rear garden, upvc part glazed external door and Worcester gas combination boiler.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space and six panel doors off.

BEDROOM ONE 14'9 x 9'7 (4.50m x 2.92m)

Upvc double glazed window to front and radiator.

BEDROOM TWO 11'9 x 9'7 (3.58m x 2.92m)

Upvc double glazed window to front and radiator.

BEDROOM THREE 17'8 x 7'9 (5.38m x 2.36m)

A good sized third bedroom with upvc double glazed window to rear and radiator.

BATHROOM 12'1 x 8'0 (3.68m x 2.44m)

Appointed with a low flush w.c, wash basin, 'P' shaped bath with electric shower over, storage cupboard, part tiled walls, chrome heated towel rail and separate additional w.c.

OUTSIDE

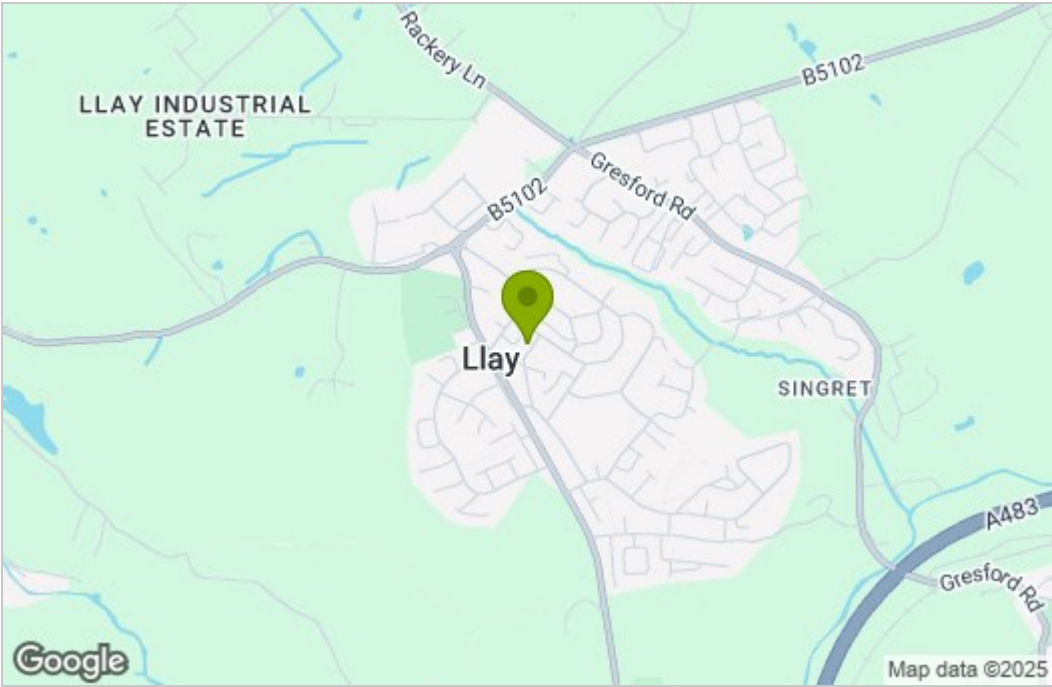
The property is approached from the front over a hardstanding area which has been used as private parking. A gated path leads to the entrance door and continues alongside the house to a further garden that gives access to the rear garden which includes a patio area, lawned garden with sunny aspect and a good degree of privacy, all of which is enclosed.

PLEASE NOTE

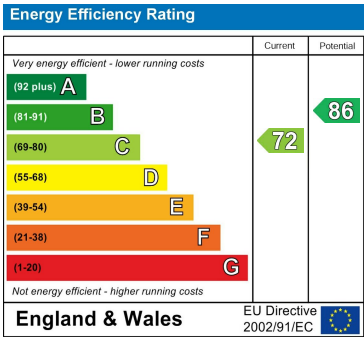
Please note that we have a referral scheme in place with Chesterton Grant Conveyancing . You are not obliged to use their services, but please be aware that should you decide to use them, we would receive a referral fee of 25% from them for recommending you to them.



Area Map



Energy Efficiency Graph



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