



5 Ninth Avenue, Llay, LL12 0SF
Offers In The Region Of £165,000

Available with No Onward Chain - A well presented three-bedroom mid terrace property located within the popular village of Llay with its good range of amenities, supermarket, bus service and road links to Wrexham and Chester. The living accommodation briefly comprises; entrance hall, cloakroom, lounge, kitchen, three bedrooms and a family bathroom. The property has the advantage of double-glazed windows and a Gas Central Heating System. Externally the property has ample off road parking and generous sized gardens to the rear. This property would make a perfect family home and an internal inspection is absolutely essential to fully appreciate what is on offer for sale. Please contact Wingetts to arrange a viewing. Energy Rating - D (65)

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, Bear right onto Tenth Avenue, then immediately bear left onto Nant-y-Gaer Road, turn left onto Ninth Avenue and the property will be observed on the right.

ON THE GROUND FLOOR

Front entrance is framed by a stylish over-canopy and two pillars. Part glazed entrance door opening to:

HALLWAY

With fitted carpet, stairs to first floor landing, radiator and useful understairs storage.

CLOAKROOM

With low level WC, wash hand basin, radiator and frosted double glazed window.

LOUNGE 10'3 x 15'9 (3.12m x 4.80m)

This inviting space enjoys a double glazed window, laminate flooring, power points, TV Point, Telephone point. radiator and exposed brick fireplace with surround and hearth. French patio doors to rear garden.

KITCHEN 7'8 x 15'9 (2.34m x 4.80m)

Fitted with a range of wall and base units with solid Oak worktops, power points, 2 x double glazed windows, tiled flooring, sink with drainer and mixer tap, electric oven with hob and extractor fan, space for fridge, plumbing for washing machine and external door leading to the rear garden.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With fitted carpet, ceiling hatch to roof space which as been boarded, mains wired smoke alarm and radiator.

BEDROOM ONE 16'1 x 7'5 (4.90m x 2.26m)

A bright front aspect double bedroom with double glazed window, power points, radiator and fitted carpet.

BEDROOM TWO 11 (max) x 9'1 (3.35m (max) x 2.77m)

A bright front aspect double bedroom with double glazed window, TV Ariel, power points, radiator and laminate flooring.

BEDROOM THREE 6'5 x 10'11 (1.96m x 3.33m)

Rear aspect bedroom with double glazed window, power points, radiator and fitted carpet.

FAMILY BATHROOM 9'4 x 8 (2.84m x 2.44m)

Appointed with a white suite comprising inset basin, low flush w.c, bath with Triton electric shower over, shower screen, fully tiled walls, tiled flooring, frosted double glazed window and heated towel rail. Additionally there is a storage cupboard housing the with storage cupboard housing the Ferrol combi boiler.

EXTERIOR

Gravelled to the front providing ample parking, stylish over-canopy and two pillars. Shared access to the generous sized rear garden with paved patio and an enclosed lawned area beyond, perfect for outdoor entertaining. Additionally there is a shed and various shrubs and trees.

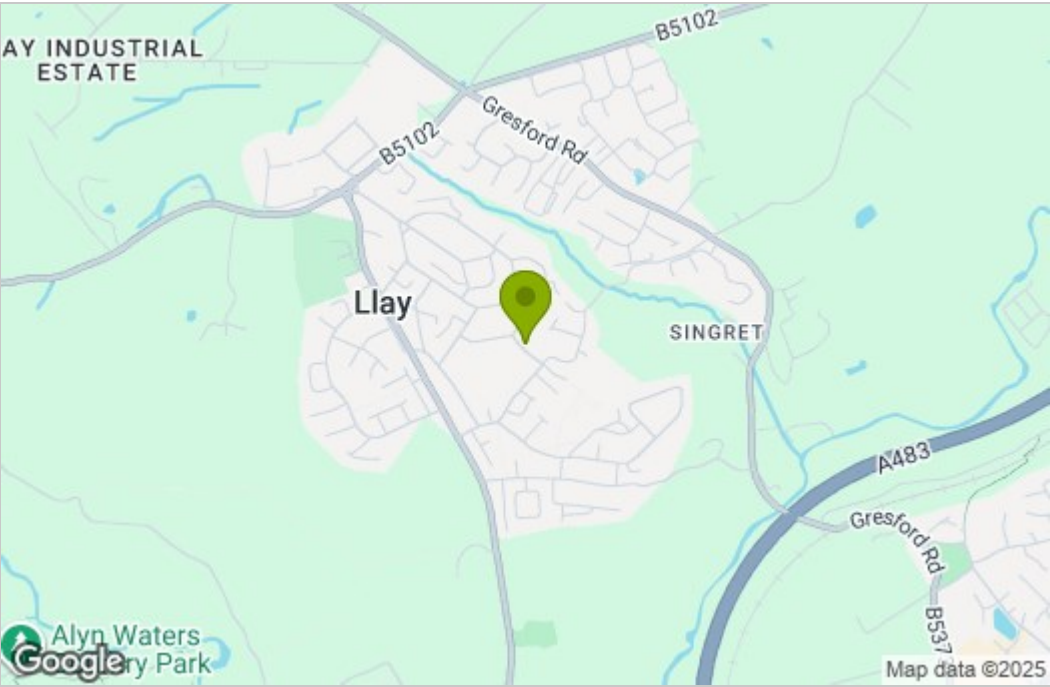
PLEASE NOTE

We have a referral scheme in place with Chesterton Grant Independent Financial Solutions. 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.

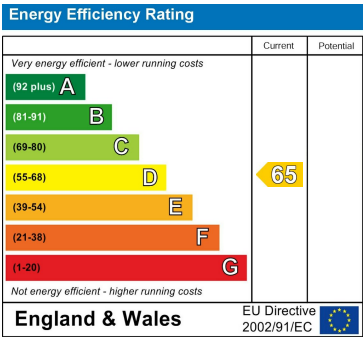


Floor Plan

Area Map



Energy Efficiency Graph



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