

85 Llys Y Groes

, Wrexham

LL13 7AG

£285,000

Grow
SALES + LETTINGS

Delightful detached property

3 Double bedrooms

En-suite to master bedroom

Sought after Location

Wonderful fitted kitchen

Beautiful garden to the rear

Early viewing advised

Energy rating - B



NEW to the market is this delightful and immaculate three bedroom Detached family residence positioned in the much sought Llys Y Groes development. Offering fantastic space throughout this wonderful family home offers flexible living accommodation and briefly comprising; entrance hallway, lounge, cloakroom, kitchen/dining room with patio doors leading to the enclosed rear garden. On the first floor there are three double bedrooms, en-suite to Master Bedroom and a family bathroom. To the front of the property there is off-road parking and a garage whilst to the rear of the property there is an easy to maintain garden perfect for outdoor entertaining. This lovely 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 Grow Sales & Lettings to arrange a viewing. Energy Rating – B



Grow Property, 5 King Street, Wrexham, LL11 1HF

Phone: 01978 352248, Email: info@growproperty.co.uk

<http://growproperty.co.uk>



Bedroom Three 10' 8" x 8' 4" (3.25m x 2.54m)

Rear aspect double bedroom with double glazed window, power points, loft access and radiator.

Family Bathroom 6' 6" x 5' 6" (1.98m x 1.68m)

Fitted with a white suite comprising of a low level w.c , wash hand basin, paneled bath with shower screen, mains shower, part tiled walls, tiled, flooring, frosted double glazed window, extractor fan and heated towel rail.

Exterior

To the front of the property there is off-road parking and a garage. To the side of the property is a paved pathway which leads to a gate which gives access to a beautiful enclosed rear garden. There is a wonderful patio area, perfect for outdoor entertaining, where the remainder of the garden is laid to lawn. Additionally there is power points, outdoor tap and plants and shrubs.

Location

Situated in a sought after development within walking distance of the Town Centre, University, Hospital and Wrexham General Railway. Local amenities include being within the catchment area for the local Schools, supermarkets, good road links to Wrexham Industrial Estate /Chester A483.

Garage

Integral garage with remote control to access up and over door. With Valliant gas combi boiler. The property benefits from dual control central heating.

ACCOMMODATION

Entrance Hallway

With laminate flooring, alarm, radiator, mains wired smoke alarm, power points and fitted carpet to stairway leading to the first floor.

Lounge 14' 7" x 10' 6" (4.44m x 3.20m)

This bright and spacious room enjoys a double-glazed window, fitted carpet, power points, radiator, dual control central heating, TV Ariel and Telephone point.

Kitchen/Dining Room 23' 4" x 10' 3" (7.11m x 3.12m)

A wonderful open plan kitchen/dining room with tiled flooring. Fitted with a modern kitchen with a range of wall, base units and worktops. Benefits include understairs storage, integrated dishwasher, washing machine/dryer, fridge/freezer, electric oven and gas hob with extractor. Additionally there are power points, stainless steel sink with drainer, mixer tap and splash back. The dining room area is the perfect room to relax and enjoy a meal, with vertical radiator and power points. Patio doors lead to the garden.

Cloakroom/WC 5' 2" x 3' 5" (1.57m x 1.04m)

With tiled flooring, hand wash basin, uPVC frosted double glazed window, low level wc and radiator.

Landing

With fitted carpet and mains wired smoke alarm.

Master bedroom 16' 9" x 10' 11" (5.10m x 3.32m)

Front aspect double bedroom with a double glazed window, fitted mirrored wardrobes, power points, radiator and fitted carpet.

En-suite 8' 4" x 5' 6" (2.54m x 1.68m)

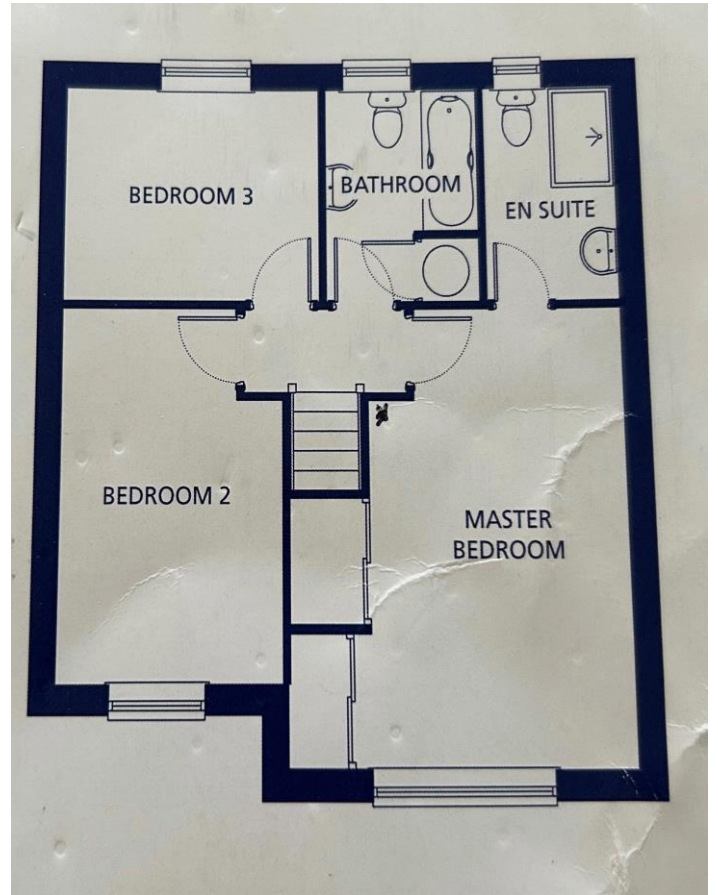
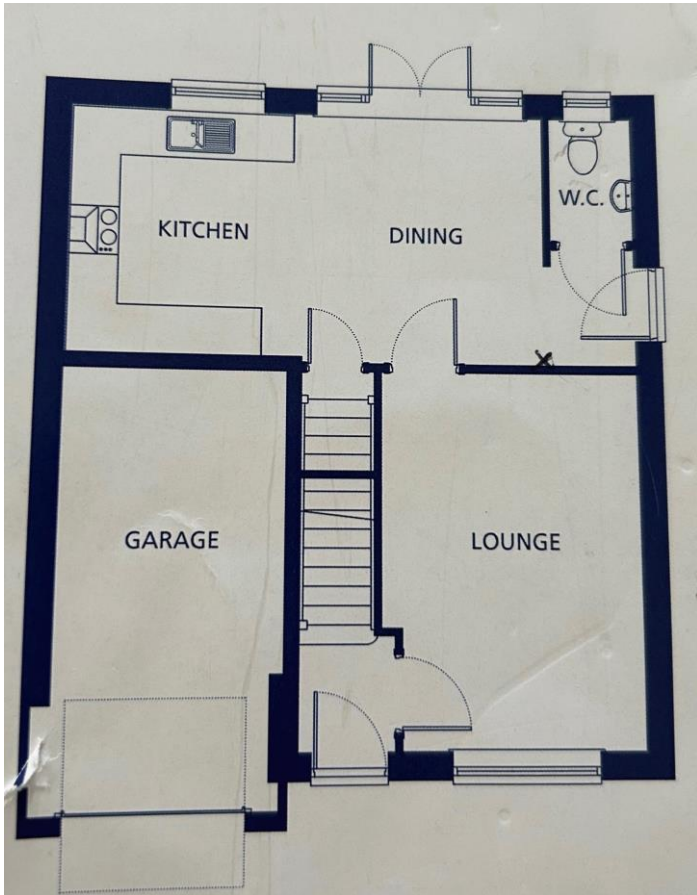
Beautifully en suite, with fully tiled walls, tiled flooring, frosted uPVC double glazed window, low level wc with , a pedestal wash basin, shaver point, extractor fan and a double shower cubicle with rainfall shower head above.

Bedroom Two 13' 9" x 9' 2" (4.19m x 2.79m)

Front aspect double bedroom with double glazed window, power points and radiator.



FLOORPLANS



Energy performance certificate (EPC)

85, Llys y Groes
WREXHAM
LL13 7AG

Energy rating

B

Valid until: **31 January 2029**

Certificate number: **8841-7532-6160-7279-8902**

Property type

Detached house

Total floor area

96 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60