

BOWEN

PROPERTY SINCE 1862



Asking Price £245,000

8 Elmanoak Grove, Llay,
Wrexham LL12 0LZ

🏠 3 Bedrooms

🚿 1 Bathroom

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General Remarks

A well proportioned THREE bedroom detached bungalow located within a peaceful cul-de-sac location within the village of Llay. Offering spacious accommodation which in brief comprises an entrance hallway with storage cupboard; lounge/dining room with feature fireplace; fully fitted kitchen with plenty of work-top space; three good sized bedrooms together with a fitted shower room having walk-in shower unit and seat. Externally there are gardens which are mainly laid to lawn and ample parking leading to the single garage. EPC Rating – 66|D.

Accommodation

Entrance Hallway: 4' 5" x 4' 4" (1.35m x 1.33m) Fitted carpet. Radiator. Ceiling light point. Double glazed PVCu external door with frosted double glazed side panel. Storage cupboard.

Lounge: 19' 10" x 13' 0" (6.05m x 3.96m) Fitted carpet. Double glazed window into a bow window. Two radiators. Power points. Television aerial point. Two ceiling light points. Part glazed door to Inner Hallway. Telephone point. Coal-effect electric fire with a tiled hearth and mahogany surround.

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Your home may be repossessed if you do not keep up repayments on your mortgage

AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Kitchen: 12' 10" x 9' 11" (3.90m x 3.03m)

Comprising a range of light oak wall and base units with a laminate work-top surface. Tiled splash-back. One-and-a-half-bowl stainless steel sink unit with draining-board. Plumbing and space for a washing machine. Integrated "Zanussi" four-ring gas hob with a "Zanussi" extractor hood over. Integrated "Candy" electric oven and grill. Space for tall fridge freezer. Power points. Vinyl flooring. Double glazed



window. Radiator. Wall mounted "Worcester" condensing boiler with a timer. Strip-light fitting. Frosted double glazed PVCu door to side access. Telephone point.

Inner Hallway: Fitted carpet. Power points. Ceiling light fitting. Loft access. Ceiling smoke alarm. Airing cupboard housing the hot water cylinder with shelving and light.

Bedroom 1: 12' 11" x 9' 11" (3.93m x 3.03m) Fitted carpet. Double glazed window. Radiator. Ceiling light point. Television aerial point.





Bedroom 2: 10' 0" x 9' 6" (3.06m x 2.90m) Fitted carpet. Double glazed window. Radiator. Power points. Ceiling light point. Fitted sliding mirrored-doored wardrobes.

Bedroom 3: 9' 7" x 9' 6" (2.91m x 2.90m) Fitted carpet. Radiator. Ceiling light point. Power points. PVCu sliding patio doors to the rear garden.

Bathroom: 7' 3" x 6' 7" (2.20m x 2.00m) Three piece white suite to include low level w.c., semi-pedestal wash hand basin and shower unit with fitted seat having chrome taps and hand-held shower attachment. Additional electric "Gainsborough" shower unit with potential to reinstate a full-sized bath. Vinyl flooring. Radiator. Flush ceiling light fitting. Frosted double glazed window. Part tiled walls.

Single Garage: 17' 1" x 8' 5" (5.21m x 2.57m) Having power, lighting, up and over door and shelving.

Outside: Low maintenance gravel garden to front elevation and driveway offering ample Off-Road Parking. Car Port. Single Garage. Outdoor courtesy lighting to front. Security light to side. Gated access on both sides of bungalow. Level lawned garden to rear.

Outdoor tap and hose. Paved Patio and Garden Sheds. Mature shrubs and hedging. Fenced boundaries.

Services: All mains services are connected subject to statutory regulations. The property is centrally heated by way of a "Worcester" condensing gas boiler located in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion. NO CHAIN.

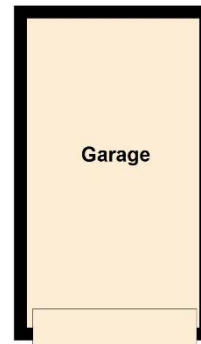
Viewing: By prior appointment with the Agents.

Council Tax Band: The property is valued in Band "E".

Directions: For satellite navigation use the post code LL12 0LZ. Leave Wrexham on the Mold Road and continue over the first roundabout and at the second roundabout proceed onto the A483 in the direction of Chester. Leave the A483 at junction 7 (Rossett) and turn left towards Llay. Proceed up the Croeshowell Hill and along the Straight Mile to the traffic lights. Turn left onto Gresford Road. Take the second right-hand turn into Fairoaks Crescent and first right turn into Elmanoak Grove. The bungalow will be seen on the right-hand side.



Ground Floor
Approx. 94.9 sq. metres (1021.5 sq. feet)



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