

BOWEN

PROPERTY SINCE 1862



Asking Price £190,000

10 Fifth Avenue, Llay,
Wrexham LL12 0TP

🏠 3 Bedrooms

🚿 1 Bathroom

10 Fifth Avenue, Llay, Wrexham LL12 0TP



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General Remarks

Occupying a corner plot, this well-proportioned three bedroom end terrace property benefits from a kitchen/diner, a combination boiler, and an over-size garage which the current owner is using the rear of as a home office. Double glazed throughout, the living accommodation briefly comprises an entrance hallway, downstairs w.c., dual aspect living room with wood flooring, kitchen/diner, landing, main bedroom with two double built-in wardrobes, two further bedrooms and a family bathroom with a white four piece suite.

Location: The property is located in Llay about four miles from Wrexham and two miles away from the A483 at Rossett, from where there is dual carriageway access to Chester (8 miles) and the M56 to the north and via the A5 to Shrewsbury and the M54 to the south. The village provides a range of amenities including Alyn Waters Country Park, a variety of Shops and Pubs and the adjacent village Primary School is very popular and falls within the catchment area of Castell Alun High School in Hope.

Accommodation

On The Ground Floor:

Entrance Hallway: PVCu double glazed door and window to the front elevation. Wooden flooring. Radiator.

Downstairs WC: PVCu double glazed window to the front elevation. White two piece suite comprising a low level w.c. and wash hand basin set into cabinet. Radiator. Wall tiling. Combination boiler.

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.

Living Room: 15' 9" x 11' 0" (4.81m x 3.35m)
PVCu double glazed windows to the front and rear elevations. Wooden flooring. Two radiators. Gas fire with feature surround. Coved ceiling.

Kitchen Diner: 15' 8" x 10' 10" (4.77m x 3.31m)
PVCu double glazed windows to the front and rear elevations. PVCu double glazed door to the rear elevation. Wall and base units with complementary work surfaces. One-and-a-half-bowl stainless steel sink and drainer unit with mixer tap. Integral five-burner gas hob. Cooker

hood. Integral electric double oven. Plumbing for washing machine and dishwasher. Radiator. Wall tiling. Space for fridge freezer.

On The First Floor:

Landing: Attic hatch. Wood-effect flooring.

Bedroom 1: 15' 9" x 9' 9" (4.79m x 2.98m)
PVCu double glazed windows to the front and rear elevations. Radiator. Wood-effect flooring. Two double built-in wardrobes.





Bedroom 2: 11' 2" x 8' 0" (3.40m x 2.43m)
PVCu double glazed window to the rear elevation. Radiator. Wood-effect flooring.

Bedroom 3: 8' 11" x 7' 6" (2.72m x 2.29m)
PVCu double glazed window to the front elevation. Radiator. Wood-effect flooring.

Bathroom: 8' 2" x 7' 4" (2.49m x 2.24m) PVCu double glazed window to the front elevation. White four piece suite comprising a panelled bath, shower cubicle, low level w.c. and pedestal wash hand basin. Wall tiling. Radiator. Wood-effect flooring.

Outside: Externally there is a lawned garden to the front of the property together with a driveway providing Off-Road Parking leading up to the over-size Single Garage which has a Home Office Area at the back. The rear garden combines a further lawned section with a good-sized decked Entertaining Space. There is also an electric car-charging port to the side of the Garage.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted gas-fired combination boiler situated in the Downstairs WC.

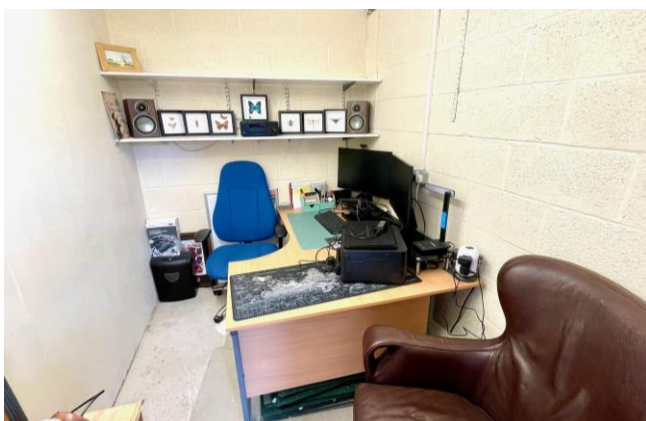
Tenure: Freehold. Vacant Possession on Completion.

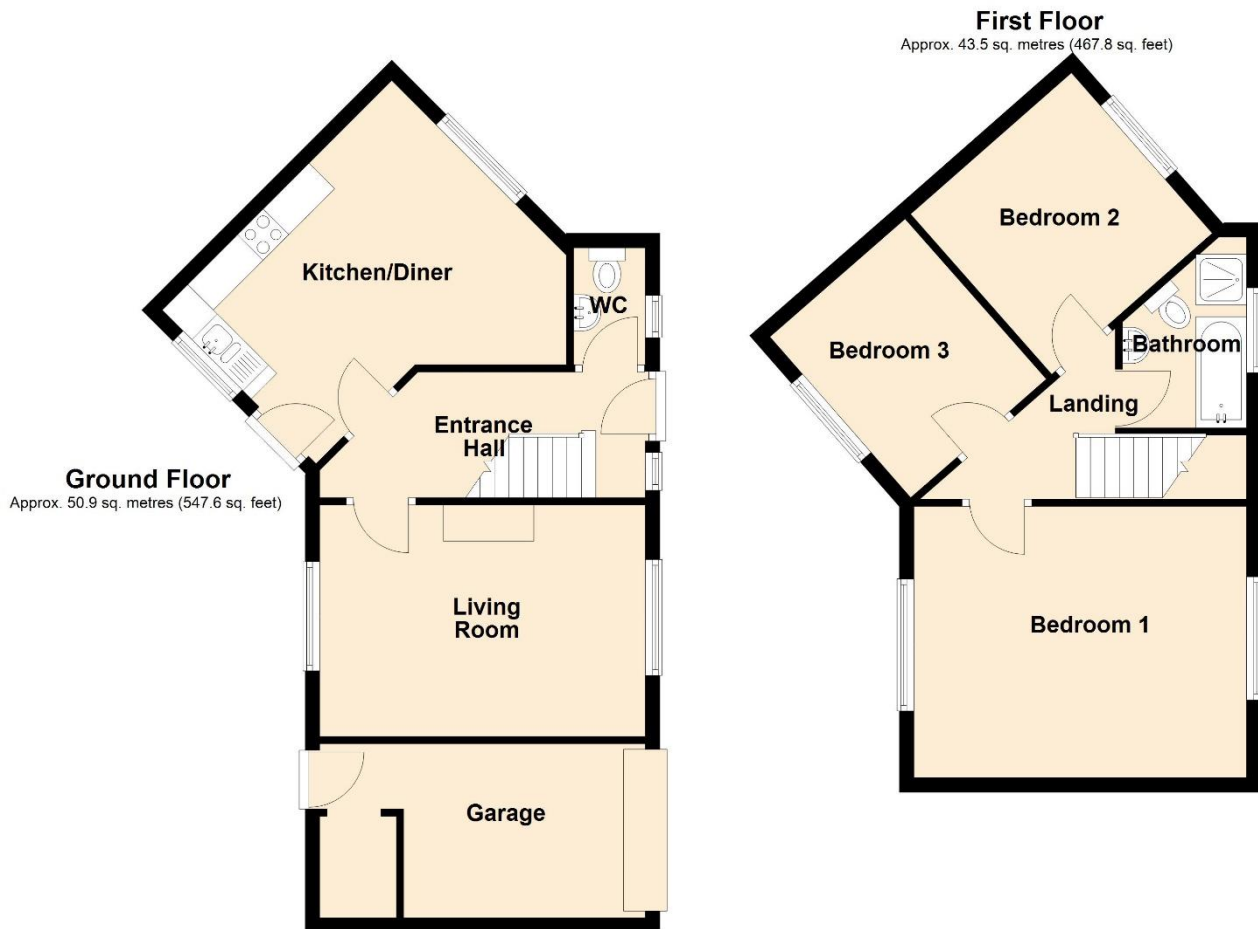
Viewing: By prior appointment with the Agents.

EPC: EPC Rating – 59|D.

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

Directions: For satellite navigation purposes use the post code LL12 0TP. From Wrexham proceed on the B5425 Rhosddu Road continuing for a distance of approximately one mile until crossing the by-pass. Continue past Rhosddu Industrial Estate and then for a further approximately two miles until entering the 30 mph speed matrix on the outskirts of Llay by the Cemetery on the right. Continue past the Royal British Legion and on to a roundabout by the Institute, at which take the last exit onto First Avenue. Continue along the road and as the road bends to the right the property will be observed on the right-hand side just before the local Convenience Store.





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