

BOWEN

PROPERTY SINCE 1862



Asking Price £265,000

3 Bedrooms 1 Bathroom

14 Fairoaks Crescent, Llay,
Wrexham LL12 0NQ

14 Fair Oaks Crescent, Llay, Wrexham LL12 0NQ

General Remarks

A pleasant and bright detached bungalow having low maintenance PVCu external timbers including rear conservatory extension in a popular village location. The property has modern fittings to kitchen and shower room together with three bedrooms, a spacious lounge and separate dining room. The driveway has been brick paved and leads to a detached brick garage. Viewing recommended.

Accommodation

Entrance Vestibule: 3' 10" x 3' 8" (1.17m x 1.12m)

Approached through a lead-lighted double glazed door. Matching full-height side reveal. Door-chimes. Inner part glazed door to:

Reception Hall: 7' 4" x 3' 10" (2.23m x 1.17m)

Radiator. Intruder alarm control. Loft access-point to insulated roof space. Telephone point. Airing cupboard containing convactor radiator. Built-in cloaks cupboard.



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1 King Street Wrexham LL11 1HF

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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.

Lounge: 14' 10" x 11' 4" (4.53m x 3.45m) Double glazing to bay window. Two radiators. Television aerial point. Oak finished fire surround with marbled insert and hearth and focal point electric fire. Two wall up-lighters. Brass finished light switch. Archway to:

Dining Room: 10' 10" x 9' 4" (3.30m x 2.85m) Radiator. Double glazed window. Smoke alarm.

Kitchen: 9' 10" x 8' 1" (3.00m x 2.47m) Fitted with a range of modern white panel-fronted units comprising a one-and-a-half-bowl stainless steel single drainer sink unit set into a range of base storage cupboards including two deep corner cupboards and drawer pack set beneath laminate granite-effect topped work surfaces. Space with plumbing for automatic washing machine. Space for cooker. Space for refrigerator. Tiling to work areas. Range of matching suspended wall cupboards including two double part glazed display cabinets. Double glazed window. Double glazed back door.

Conservatory: 9' 6" x 9' 2" (2.90m x 2.79m) Constructed with brick elevations having double glazed uppers beneath a twin-wall polycarbonate roof. French windows to rear garden. The double glazed windows have two opening upper transoms.

Bedroom 1: 11' 4" x 10' 10" (3.45m x 3.31m) Fitted with two double wardrobes having central drawer pack having blanket cupboards above. Further separate chest of drawers with twin bedside drawer packs. Radiator. Two double glazed windows.

Bedroom 2: 10' 11" x 9' 11" (3.32m x 3.03m) Fitted with two double wardrobes together with two bedside chest of drawers. Radiator. Double glazed window.

Bedroom 3: 8' 0" x 7' 5" (2.45m x 2.27m) Radiator. Double glazed window.

Shower Room: 7' 0" x 6' 9" (2.13m x 2.05m) Fitted with a modern three piece suite comprising close flush w.c., vanity wash hand basin and over-sized shower tray with thermostatic mains powered shower fitted above. Full marble-effect tiling to walls. Range of chrome finished fittings including monobloc mixer tap attachment to vanity wash basin and shower controls. Tiling to floor. Double glazed window. Chrome finished heated towel rail.

Outside: To the front elevation there is a lawned garden with specimen tree bounded by a mature hedge. To the side there is a brick paved driveway, whilst there is an access ramp leading to the front door. The driveway continues to the side where there is a detached brick-built Garage 7.03m x 2.55m fitted with up and over door together with electric light and power. Double glazed rear personal door. To the rear of the property there is a continuing of the brick paving for a Patio together with a low maintenance gravel bed having dwarf stone walling leading to a raised crescent garden bounded by mature planting including specimen conifers with concrete post and timber fenced boundary. Cold water tap.









Note: The external timbers to the property are finished with low maintenance PVCu.

Services: Mains water, gas, electricity and foul drainage are understood to be connected to the property subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler.

Tenure: Freehold. Vacant Possession on Completion.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 72|C.

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

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right onto Grosvenor Road. Continue to the roundabout at which turn left onto Rhosddu Road and continue ahead leaving the city through Rhosrobin, continuing past the outskirts of the village of Bradley and down through the dip and up the hill towards the village of Llay. Pass all the way through the centre of Llay village and at the roundabout turn right (by The Miners Club). There turn right onto the B5102. Continue to the junction by The Crown Public House and take the right-hand turning onto Gresford Road. Continue and take the first turning right into Fairoaks and continue until the property is observed on the right-hand side.

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Ground Floor

Approx. 92.3 sq. metres (993.9 sq. feet)



