

# BOWEN

PROPERTY SINCE 1862



Asking Price £190,000

19 Llay Court Estate, Llay,  
Wrexham LL12 0PN

🏠 3 Bedrooms

🚿 1 Bathroom

# 19 Llay Court Estate, Llay, Wrexham LL12 0PN



## General Remarks

Located at the head of a cul-de-sac and occupying a generous sized plot is this three bedroom semi-detached property with single garage and parking space. Situated within the popular village of Llay with good links to Wrexham, Chester and the A483. The village offers a wealth of useful amenities. In brief the accommodation comprises a conservatory, hallway, through lounge/dining room and modern kitchen. There are three bedrooms on the first floor together with four piece bathroom. Internal viewing recommended.



## Accommodation

### On The Ground Floor:

**Entrance Hallway:** Fitted carpet. Telephone point. Ceiling light fitting. Power point. Radiator. Understairs storage. Staircase leading to First Floor.

**Conservatory:** 7' 3" x 6' 9" (2.21m x 2.05m) Laminate flooring. PVCu double glazed window out to the garden.

**Kitchen:** 8' 5" x 7' 1" (2.56m x 2.15m) Comprising a range of white gloss wall and base units with wood-effect laminate work-top surfaces and a brick-effect tiled splash-back. Plumbing and space for a washing machine. Circular composite sink and draining unit with mixer tap. Power points. Four-ring "Fagar" electric hob with a glass splash-back and an "AEG" extractor fan over having an integrated "Hotpoint" electric oven and grill below. Tiled flooring. Space for under-counter fridge. Wall mounted "Ideal Logic Plus" gas central heating boiler. Part glazed PVCu door to side. Ceiling light fitting. Double glazed window.

**Dining Room:** 9' 7" x 8' 5" (2.92m x 2.57m) Fitted carpet. Radiator. Power points. Serving hatch to Kitchen. Double glazed PVCu doors to garden. Decorative coving. Ceiling light fitting. Through archway to:

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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:** 11' 9" x 10' 10" (3.59m x 3.31m) Fitted carpet. Double glazed window. Radiator. Power points. Television aerial point. Ceiling light fitting. Decorative coving. Coal-effect gas fire set on a cream hearth with matching surround.

**On The First Floor:**

**Landing:** Fitted carpet. Ceiling light fitting. Smoke alarm. Frosted double glazed window. Ceiling loft hatch.

**Bedroom 1:** 10' 11" x 9' 8" (3.34m x 2.94m) Fitted carpet. Double glazed window. Radiator. Ceiling light fitting. Decorative coving. Power points.

**Bedroom 2:** 9' 8" x 9' 5" (2.95m x 2.88m) Fitted carpet. Double glazed window. Radiator. Ceiling light fitting. Decorative coving. Power points.

**Bedroom 3:** 6' 8" x 6' 5" (2.02m x 1.95m) Fitted carpet. Double glazed window. Ceiling light fitting. Sliding fitted wardrobe.

**Bathroom:** 8' 6" x 7' 0" (2.59m x 2.14m) Comprising a four piece white suite to include a low level w.c., wash hand basin set into a white vanity unit, panelled bath with chrome mixer tap and a corner shower unit, fully tiled, with dual head thermostatic shower bar. Fully tiled walls. Tiled flooring. Chrome heated towel rail. Frosted double glazed window. Ceiling light fitting.





**Detached Single Garage:** 19' 5" x 9' 3" (5.93m x 2.81m) With an up and over door, PVCu door to side, power, lighting and single glazed window.

**Outside:** The garden is mainly laid to lawn with borders around the outskirts. Decked Seating Area. Outdoor lighting. Gravelled garden. Outdoor tap. Gated access onto a pedestrian footpath at the front which leads up to the Garage and Off-Road Parking Space.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Ideal Logic Plus" gas-fired boiler situated in the Kitchen. The property is wired for BT fibre broadband.

**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating - Awaited.

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

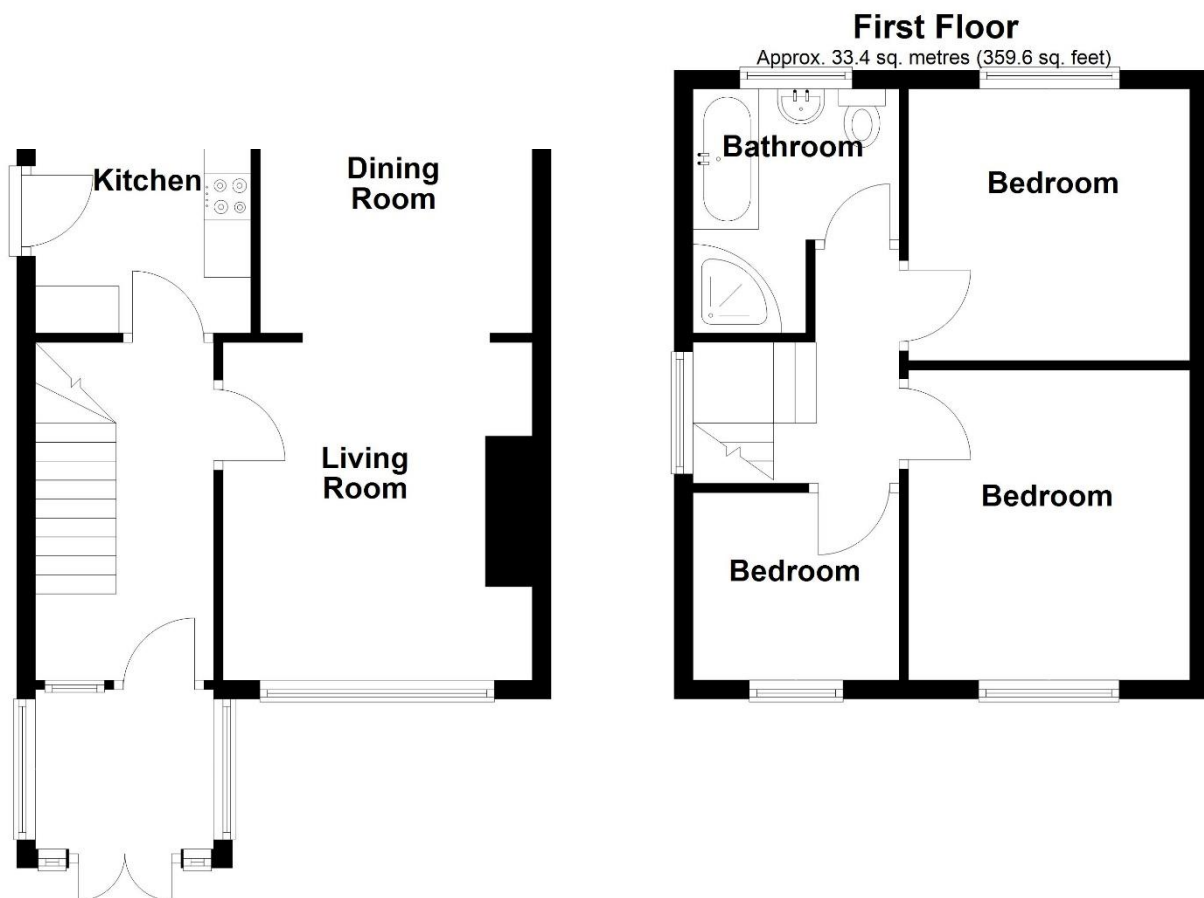
**Directions:** For satellite navigation purposes use the post code LL12 0PN. From Wrexham proceed on the B5425 Rhosddu Road continuing for a distance of approximately one mile until crossing the by-pass. Continue past Rhosddu Industrial Estate and then for a further approximately two miles until entering the 30 mph speed matrix on the outskirts of Llay by the Cemetery on the right. Take the second right hand turn into Shones Lane and immediately right again into Llay Court. The property will be seen at the head of the cul-de-sac on the left-hand side.



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