

BOWEN

PROPERTY SINCE 1862



Asking Price £179,500

26 Meadow Rise, Llay,
Wrexham LL12 0QA

🏠 2 Bedrooms

🚿 1 Bathroom

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General Remarks

A very well maintained two bedroom semi-detached bungalow having a full-width rear conservatory extension in a village cul-de-sac within convenient distance of local amenities including an Aldi Supermarket. The property is double glazed and gas centrally heated and has low maintenance PVCu external timbers. The property benefits further from a modern shower room, parking driveway and gardens to front and rear.

Accommodation

Entrance Hall: 10' 3" x 3' 11" (3.13m x 1.20m)

Approached through a modern double glazed door having lead-lighted and stained glass effect reveal with matching full-height side reveal. Radiator with fitted shelf above. Coved finish to ceiling. Smoke alarm.

Rear Hallway: Airing cupboard with fitted shelving. Central heating thermostat. Carbon monoxide detector.

Lounge/Dining Room: 17' 11" x 10' 6" (5.47m x 3.19m)

Television aerial point. Double glazed window. Coved finish to ceiling. Fitted ceiling fan with light fitting. Wall mounted "Valor" living flame coal-effect gas fire. Telephone point. Two wall-light points. Radiator.

Kitchen: 9' 10" x 9' 2" (2.99m x 2.79m) Fitted with a range of laminate leather-effect fronted units comprising a stainless steel single drainer sink unit set into a range of base storage cupboards set beneath laminate polished granite-effect topped work surfaces. Fitted gas cooker comprising oven and grill with four-ring hob and fitted filter hood above. Space with plumbing for automatic washing machine. Space for two refrigerators. Tiling to work areas. Tiling to floor. Range of matching suspended wall cabinets. Coved finish to ceiling. Open archway to:

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Conservatory: 22' 7" x 7' 2" (6.88m x 2.19m)

Constructed with double glazed elevations above a brick plinth set beneath a twin-wall polycarbonate roof. Sliding double glazed patio door to rear garden. The double glazing features opening upper transoms. Radiator.

Bedroom 1: 11' 9" x 10' 5" (3.57m x 3.17m) Fitted with a range of wardrobes containing hanging rails and fitted shelving with chest of drawers and bridging blanket cupboards above. Recessed dressing area with mirror. Radiator. Double glazed window. Telephone point.

Bedroom 2: 9' 8" x 8' 7" (2.95m x 2.62m) Double glazed window. Radiator. Television aerial point.

Shower Room: 6' 8" x 6' 6" (2.04m x 1.98m) Fitted with a modern three piece suite having range of chrome finished fittings comprising close flush w.c., vanity wall hand basin and over-sized shower tray with thermostatic shower fitted above. Fitted grab-rails and seat to shower area. Aqua-sheet waterproofing to walls. Part tiling to remaining walls. Fitted mirror. Fitted strip-light with electric shaver point. Coved finish to ceiling. Double glazed window. Radiator. Fitted pine medicine cabinet. Extractor fan.





Outside: To the front elevation there is an open plan garden with tarmacadam Parking Driveway. To the side there is a secure fence with gate leading to the rear garden, which is laid to Patio Area from the Conservatory leading to an established garden with lawn containing flower and shrubbery border. Timber Store Shed. The boundaries are well-defined by fencing.

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 understood to be effected by an "Ideal Exclusive" gas-fired boiler situated in the loft space.

Tenure: Freehold. Vacant Possession on Completion.

EPC: EPC Rating - 70\C.

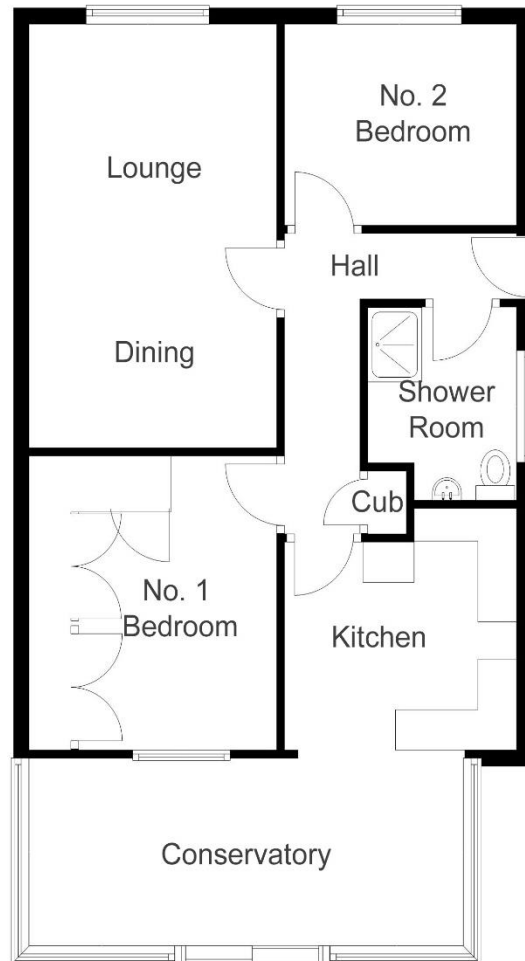
Council Tax Band: The property is valued in Band "D".

Directions: From the Agents Wrexham Offices proceed up Regent Street to the traffic lights at which turn right onto Grosvenor Road. At the roundabout turn left onto Rhosddu Road and continue to leave the city, eventually passing through Rhosddu and Rhosrobin and on towards the village of Llay. Pass all the way through the centre of Llay and at the roundabout take the right-hand turning continuing to the traffic lights by The Crown Public House, at which turn right onto Gresford Road. Continue and take the fourth turning right onto Meadow Rise following the roadway to the right-hand side to the junction at which turn left. The property will then be observed after a short distance on the right-hand side.



Ground Floor

Approx. 70.7 sq. metres (761.3 sq. feet)



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