



Asking Price £179,500

26 Meadow Rise, Llay,  
Wrexham LL12 0QA

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 2 Bedrooms  1 Bathroom

# 26 Meadow Rise, Llay, Wrexham LL12 0QA



## Looking for that perfect mortgage?

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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 expressively 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.

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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.

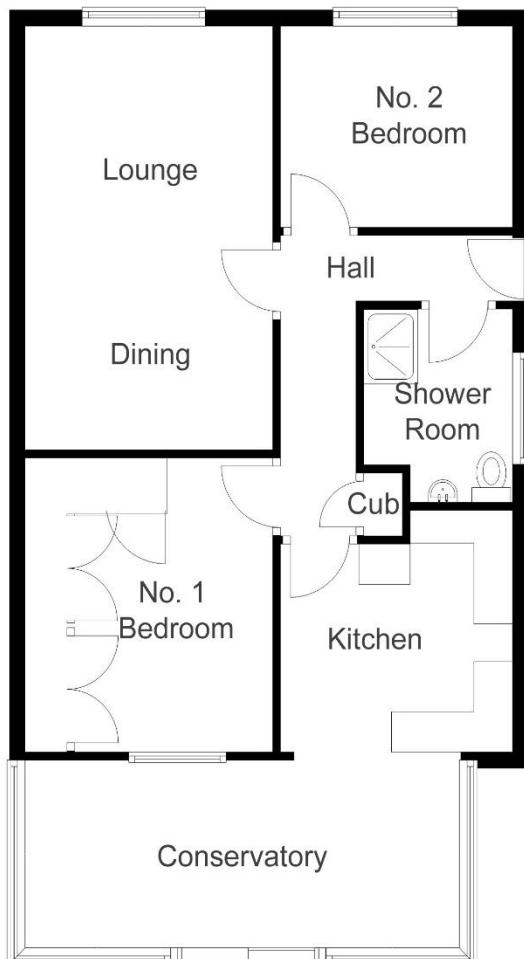
**Council Tax Band:** The property is valued in Band "D".

**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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