

Town & Country

Estate & Letting Agents

Laburnum Court, Llay, Wrexham

£205,000



This beautifully presented and extended three bedroom semi-detached property located in a quiet cul-de-sac in Llay, offers spacious and modern living accommodation.

The property briefly comprises; an entrance hall, lounge, open plan kitchen/diner, first floor landing leading to three bedrooms and a family bathroom. Externally to the front of the property is a lawned garden with a driveway running along the side elevation, leading to a timber gate and access to the rear garden which itself is enclosed and predominately paved with a raised decked area.

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Externally Front

Property is approached over a concrete driveway with lawned garden to front.

Entrance Hall

The property is entered through a UPVC double glazed front door which opens to an entrance hall with the radiator and stairs off rising to the first floor accommodation, with door leading too the lounge.



Lounge

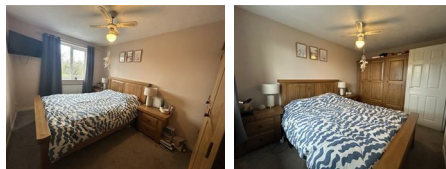
With a window facing the front elevation and a radiator, grey wood effect flooring, with door leading to the kitchen/dining area.



Open Plan Kitchen/Diner

Fitted with a range of modern shaker style wall, base and drawer units

complimented by wood grain effect work tops housing a single sink and drainer unit. integrated appliances include, stainless steel oven, 4 ring hob with extractor fan above and a dishwasher, there is a space and plumbing for a dishwasher and a tall fridge freezer. the floor is ceramic tile and an arched throughway leads to the dining/ sitting area with double glazed UPVC window and UPVC French doors opening on to the garden,



Bedroom One

A god sized double with window overlooking the front elevation with radiator below.



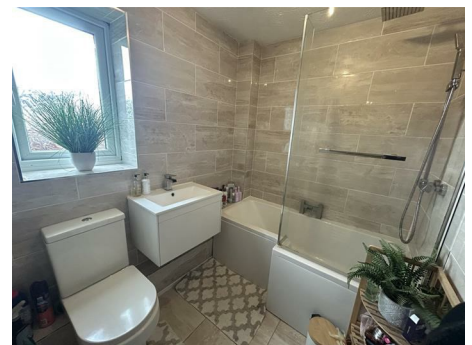
Bedroom Two

Another good sized double with window overlooking the front elevation and radiator below



Bedroom Three

With a window overlooking the rear elevation with radiator below.



Family Bathroom

Fitted with a modern three piece suite comprising an I shaped bath with dual head thermostatic shower and protective glass screen above, wall mounted wash hand basin with vanity cupboard below and ow lever dual flush WC, the walls are fully tiled, with ceramic tile floor, chrome heated towel rail and opaque UPVC double glazed window over looking the rear elevation.



Garden

A low maintenance rear garden laid with decorative paving slabs with a raised decking area and storage shed enclosed be a series of timber fence panels.

Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

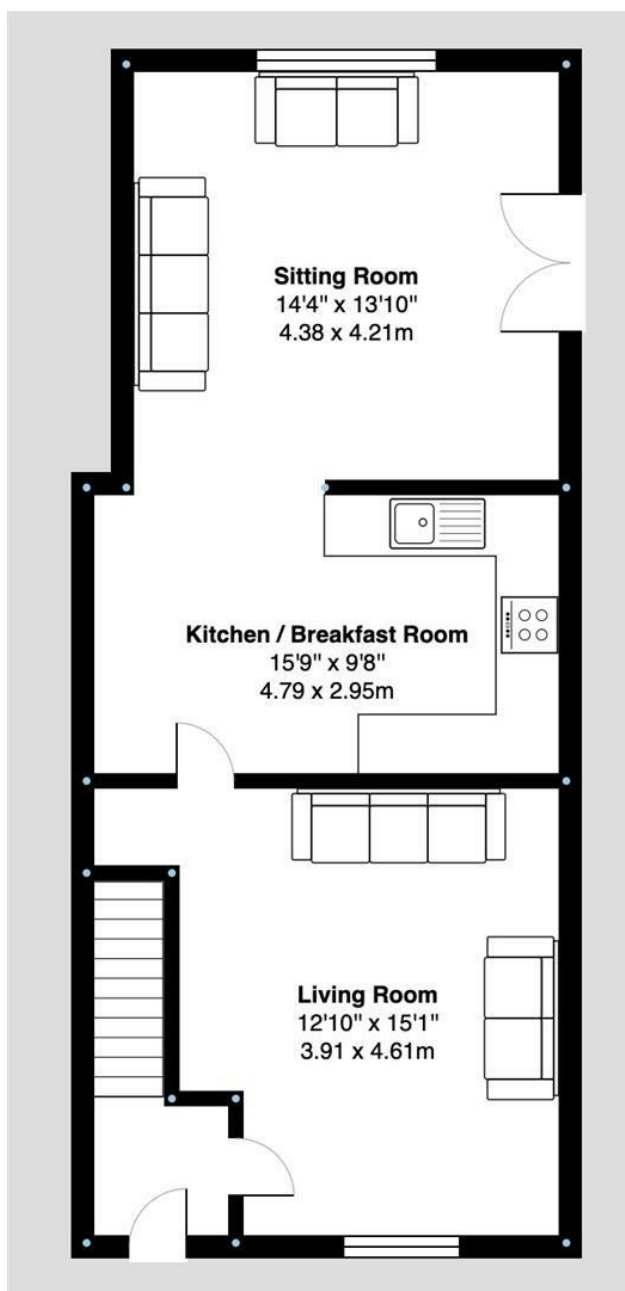
Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.