

56 Eighth Avenue, Llay, Wrexham, LL12 0SE  
£157,950 MW46438



**DESCRIPTION:** Benefitting from No Onward Chain and situated in a popular and sought after village location of Llay, close to a range of day to day shopping facilities as well as social amenities, health centre and local primary school. Local bus services and easy access leading to major link road to Wrexham and Chester with good employment opportunities.

This 3 bedroom end terrace property is spacious with well presented family living accommodation. To briefly comprise, entrance hall, downstairs wc, lounge, fitted kitchen/breakfast room with integrated appliances and to the first floor there are 3 bedrooms and combined bathroom and wc. The accommodation is complimented by gas heating and UPVC double glazing. Externally there are generous gardens and to the rear of the property there is a pleasant aspect. The property is ideal for a first time buyer or investment. Viewing highly recommended to appreciate this spacious and well located property. Please note that the property is freehold and that the council tax banding is a C.

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**GEORGE A MURRAY FNAEA – RESIDENT PARTNER**

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.30pm Monday – Friday 9.00am – 4.00pm Saturday

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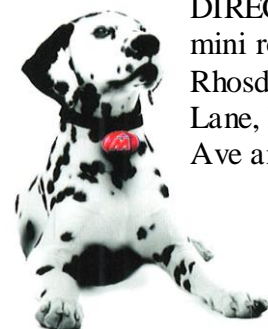
**DIRECTIONS** From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road, continue straight across passing through Rhosddu, Rhosrobin and on into Llay. On entering the village take the 2nd left into Shones Lane, keep left and follow Shones Lane turning right onto Sixth Ave and right into Eighth Ave and continue until the property will be noted on the left hand side.



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**Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG**

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088  
Holywell Office: 01352 712271



**LOCATION:** Situated in a popular and sought after village location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

**HEATING:** Gas radiator heating installed. (PROPANE)

**ENTRANCE HALL:** Under stairs storage cupboard, housing gas boiler. Wood effect floor covering. Stairs rising to first floor. UPVC front entrance door.



**DOWNSTAIRS WC:** Fitted 2 piece suite comprising wc and wash hand basin set in vanity unit.



**LOUNGE: 15' 8" x 11' 8" (4.78m x 3.56m)** Light and airy spacious lounge with dual aspect. Panelled radiator. Fitted fire surround with inset electric fire. Tv point.



**KITCHEN/BREAKFAST ROOM: 15' 8" x 7' 6" (4.78m x 2.29m)** Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces with inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood and oven. Wood effect floor covering. UPVC side entrance door.



**STAIRS AND LANDING:** Loft access. Doors leading off to bedrooms and bathroom.



**BEDROOM 1:** 14' 1" x 7' 6" (4.29m x 2.29m) Panelled radiator. Window to front elevation.



**BEDROOM 2: 11' x 9' (3.35m x 2.74m) Panelled radiator. Window to front elevation.**



**BEDROOM 3: 8' x 8' (2.44m x 2.44m) Panelled radiator. Window to rear elevation.**



**BATHROOM:** 11' 0" x 6' 4" (3.35m x 1.93m) Panelled radiator. Fitted 4 piece white suite comprising wc, wash hand basin set on vanity unit, panelled bath and tiled shower enclosure with fitted shower. Half tiled walls.



**OUTSIDE:** To the front of the property there are lawned gardens and a path leading onto an extensive rear lawned garden enjoying a sunny aspect and offering an excellent degree of privacy. With woodland to rear. There is a paved patio area along with an outside tap and outside garden store.



**TERMS OF SALE:** -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

**PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

**SURVEY DEPARTMENT:** - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

**AGENTS NOTE:** – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 89 B      |
| 69-80 | C             |         |           |
| 55-68 | D             |         |           |
| 39-54 | E             | 52 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |