

Llandegla

17720



LLANDEGLA

£250,000

Isis, Allt Yr Efail, Llandegla, LL11 3AW
£250,000 17720



DESCRIPTION: Situated in a popular and sought after semi rural village location is this modern style 3 bedroom semi detached family home with internal accommodation to briefly comprise entrance porch, lounge/diner with fitted multi-fuel stove, fitted kitchen with integrated appliances, garden room and to the first floor there are 3 bedrooms and a shower room. The accommodation is complimented by gas heating and UPVC double glazing and externally there are generous size gardens with a pleasant open aspect to the rear, off road parking and a single garage. As selling agents we would highly recommend an inspection of the property to fully appreciate the accommodation on offer and the pleasant village location. **FREEHOLD.**

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-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the Wrexham office proceed out of the City passing the football ground on the right-hand side, at the main Wrexham roundabout turn left onto the bypass. Continue to the first exit for Ruthin and at the traffic lights turn right onto the A525 and proceed through the villages of Coedpoeth, Bwlchgywn and on into Llandegla at the traffic lights by The Crown Public House turn right and then take the first left into Allt yr Efail and proceed until the property will be noted on the right via the Molyneux for sale sign.

LOCATION: Situated in a popular and sought after semi rural village location with village amenities to include primary school, shop/cafe and village pub with good road links to Ruthin, Wrexham and Chester city Centre and the surrounding areas of employment.

HEATING: Gas radiator heating installed with combi boiler.

ENTRANCE PORCH Tiled floor. Door leading to front of property.

LOUNGE/DINER: 15' 1" x 14' 1" (4.6m x 4.29m) Panelled radiator. Fitted limestone feature fireplace with tiled hearth and multi-fuel stove. Tv point. Carpets. Part glazed door to kitchen.



KITCHEN: 15' 1" x 8' 10" (4.6m x 2.69m) Ladder radiator. Tiled floor. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset stainless steel Franke sink unit and splash back tiling with integrated appliances to include hob, extractor hood and double oven. Under wall unit lighting. Space and plumbing for washing machine and under counter fridge. Wall mounted gas heating boiler. Stairs rising to first floor. UPVC door leading to garden room. Window overlooking the garden room and garden.



GARDEN ROOM: 14' x 10' 3" (4.27m x 3.12m) Tiled floor. Velux roof window. 2 Wall light points. Wall mounted convector heater. French doors leading to rear garden.



STAIRS AND LANDING: Loft access. Carpet. Built in linen cupboard. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 11' 10" x 8' 6" (3.61m x 2.59m) Panelled radiator. Wood effect floor covering. Window to rear elevation with pleasant views across the garden and farmland beyond.



BEDROOM 2: 11' 3" x 8' 7" (3.43m x 2.62m) Panelled radiator. Wood effect floor covering. Window to front elevation. Wardrobe as fitted.



BEDROOM 3: 7' 8" x 7' 6" (2.34m x 2.29m) Panelled radiator. Wood effect floor covering. Window to front elevation.



SHOWER ROOM: Ladder radiator. Fitted 3-piece white suite comprising wc, wash hand basin and shower enclosure with fitted electric shower. Fitted cabinet with mirror and glass shelf.



OUTSIDE: To the front of the property there is a shared drive providing off road parking for up to three cars. There are raised beds to the right there is a gated access to the right leading onto the detached garage with power and lighting laid on. The rear garden offers a private and pleasant aspect with views across adjoining farmland and is laid to lawn with shrub and flower borders. Greenhouse. Outside tap. Electric sockets.



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

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