



9 Sixth Avenue, Wrexham, LL12 0SR

£195,000

A 3 bedroom semi-detached house located on Sixth Avenue in the popular village of Llay. This property briefly comprises of a spacious Living room with multi fuel stove, an eat in Kitchen and separate Utility Room to the ground floor. The first floor offers 3 Bedrooms and a Shower Room.

Externally you have a Lawned area with footpath to the front and an enclosed low maintenance rear garden.

Whether you're looking to settle down or seeking an investment opportunity, this house has the potential to become a wonderful home. Don't miss the chance to make this lovely property your home.

Call Olivegrove on 01978 750234 to arrange a viewing.

Living Room 16'5" x 11'3" (5.02 x 3.45m)



UPVC double glazed window to front & French doors to rear elevation. Wood Effect flooring. Multi-fuel Stove.

Kitchen / Diner 16'5" x 13'10" max (5.02 x 4.22m max)



UPVC double glazed windows to front & rear elevations. Tiled floor and splashback. Range of base, wall and drawer units with complimentary worktop over, 1 1/2 bowl ceramic sink. Space for range style cooker, dishwasher and American style fridge freezer.

Utility Room 7'6" x 5'5" (2.29 x 1.67m)



UPVC double glazed window to rear elevation and part glazed door to side. Tiled floor, Wall mounted Gas combi boiler.

Stairs / Landing



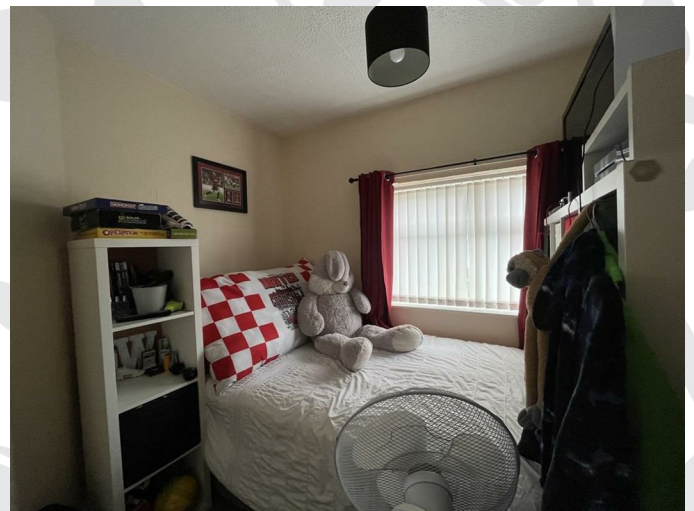
UPVC double glazed window to rear elevation. Carpet to floor, Radiator. Access to attic.

Bedroom 1 16'1" x 10'7" (4.91 x 3.24m)



UPVC double glazed windows to front & rear elevations. Wood effect flooring. radiator and built in cupboard.

Bedroom 2 9'0" x 8'3" (2.76 x 2.52m)



UPVC double glazed window to front elevation. Carpet to floor, Radiator.

Bedroom 3 8'5" x 8'3" (2.58 x 2.53m)



UPVC double glazed window to rear elevation. Carpet to floor, Radiator.

Shower Room 6'3" x 6'1" (1.91 x 1.87m)



UPVC double glazed window to rear elevation. Tiled Walls & floor. Glass Shower enclosure with electric power shower. Close coupled WC and pedestal basin. Heated towel rail.

Externally

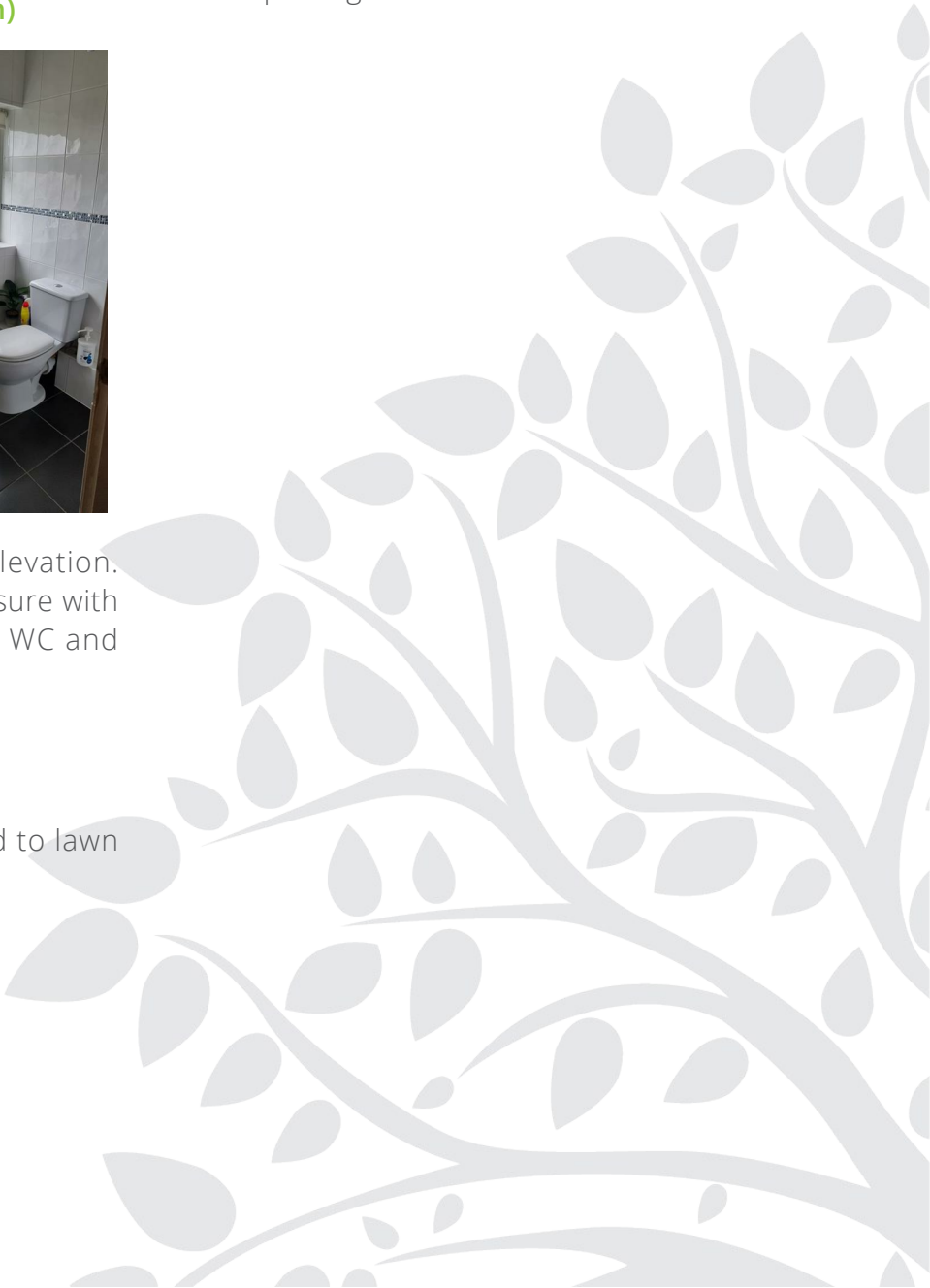
Front

The front of the property is mainly laid to lawn with a pathway leading to the door.

Rear

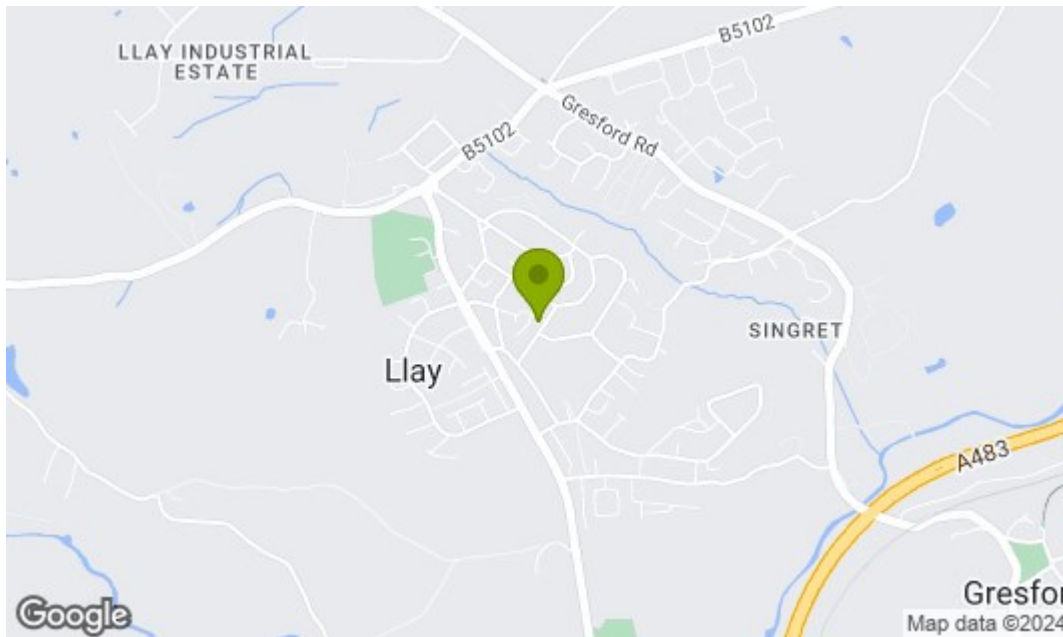


To the rear of the property there are paved, gravelled and decked areas with planted borders, bounded by fencing and a gate leading to the off road parking.

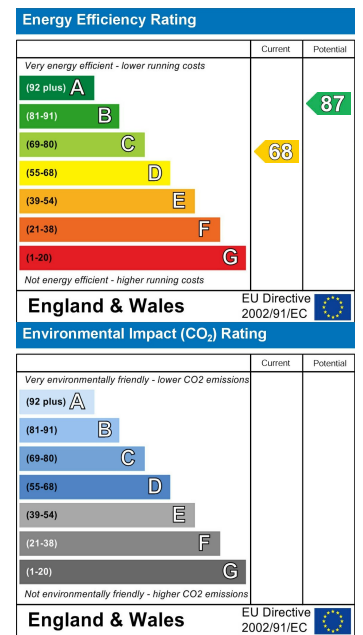


Floor Plan

Area Map



Energy Efficiency Graph



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