



St. Davids Crescent, Llay LL12 0PP

£200,000

Situated on St. Davids Crescent in Llay, Wrexham, this three-bedroom semi-detached property offers practical living space in a convenient location. The accommodation includes two reception rooms, a fitted kitchen, and a family bathroom. Externally, the property benefits from off-road parking for two vehicles and a private rear garden. Located within easy reach of local amenities, schools, and transport links, the property is well suited to families, first-time buyers, or investors.

- THREE BEDROOM SEMI DETACHED
- DRIVE WAY WITH SPACE FOR WO VEHICLES
- KITCHEN WITH SEPARATE UTILTY
- SOUGHT AFTER VILLAGE LOCATION
- CONSERVATORY
- NO CHAIN!



Entrance Porch

UPVC door, window to front, sliding glass doors into

Living /Dining Room

Window to front, laminate flooring, two radiators, stairs to first floor, door to kitchen, sliding glass doors into

Conservatory

UPVC double glazed with polycarbonate roof, tiled flooring, external door to rear garden

Kitchen

Range of wall base and drawer units, stainless steel sink unit, laminate flooring, window to rear, door to

Utility

UPVC door to front, UPVC door to rear, window to front, window to rear, wall base and drawer units, stainless steel sink unit, part open shelving, ceiling points and vinyl flooring

Bedroom One

Window to front, carpet flooring, radiator

Bedroom Two

Window to rear, carpet flooring, radiator, storage cupboard

Bedroom Three

Window to rear, carpet flooring, radiator

Bathroom

Three-piece suite bathroom with low-level WC, pedestal wash hand basin and bath with mains shower over. Tiled walls and flooring, radiator, frosted window to the front

Outside

To the front is a paved driveway with parking for two vehicles

To the rear is a private garden with shed and green house and gated access for bins

Important Information

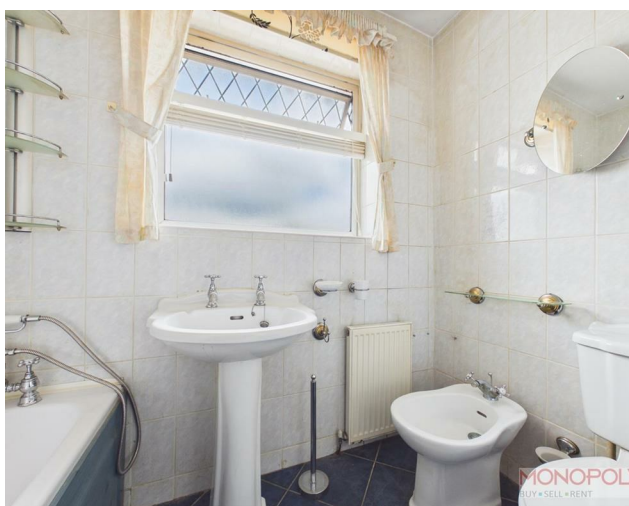
MONEY LAUNDERING REGULATIONS 2003

Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

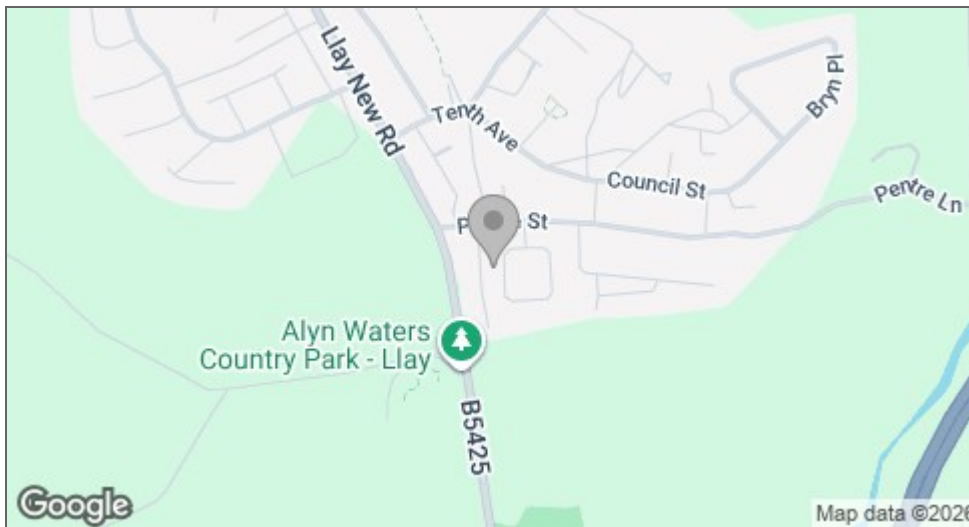
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide 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	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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