



## 36 Ellis Drive

Llay, Wrexham, LL12 0PE

Offers Over £53,000



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## Entrance

Upvc double glazed door to side elevation

## Kitchen Area

11'10" x 8'9" (3.60 x 2.66)

Fitted with a range of wall, base and drawer units having worktop surfaces over with stainless steel sink unit with mixer taps over, space for cooker, panel radiator. Upvc windows to the side elevation. tiled effect flooring.

## Lounge Area

11'10" x 11'7" (3.60 x 3.54)

Upvc double glazed window to the front and Upvc double glazed door to the side elevation. Built in storage cupboard housing wall mounted condensor 'Worcester Greenstar,' boiler. Single panel radiator.

## Bathroom

7'10" x 4'0" (2.40 x 1.21)

Panel bath, wash hand basin and low level wc. Panelled walls and ceiling. Panel radiator. Ceiling light point. Vinyl flooring. Double glazed frosted window to the side of the property.

## Bedroom One

11'10" x 7'4" (3.60 x 2.23)

Upvc double glazed windows to side elevation, built in storage, panel radiator. wood effect flooring. Ceiling light point.

## Outside

Designated parking space to the side of the property. The area surrounding the property is mainly laid to gravel with a single row of flag stones leading to the property entrance. Slabbed patio area to the rear with large steel shed included.

## Additional Information

Council Tax Band A £94pm

The pitch fees are £114.90 each month.

\*Water - Shared cost per person per unit

\*Electricity - Paid to the Park Quarterly

10% MUST BE PAID TO THE PARK HOME SITE ON COMPLETION

## Directions

Proceed straight across through Rhosddu and Rhosrobin and on into Llay. Continue to the mini roundabout by the Legion and take a right turn and proceed to the traffic lights. At the traffic lights turn right onto Gresford Road and proceed along Gresford Road and Oakfield Park will be seen on the Right hand side.

## Viewing Arrangements

Viewing Arrangements - Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## COVID 19 ADVICE;

During Restrictions please only request a viewing if you are in a buying position.

At the appointment please can you assure you wear PPE and wash / sanitise your hands before and after the appointment.

All viewings will follow the Government Guidelines, all windows and doors will be open before viewings commence.

## To Make An Offer

TO MAKE AN OFFER - MAKE AN APPOINTMENT

Tel: 01978 353000

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Services

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

### Disclaimer

Whilst every effort has been made in compiling these particulars, no responsibility can be accepted for the accuracy of the description or measurements, these are intended as a guide only. Any appliances mentioned have not been tested and Reid & Roberts accept no responsibility for their working order. Purchasers must satisfy themselves as to the correctness of these particulars prior to purchasing. They do not form any part of any sale or part contract of sale.

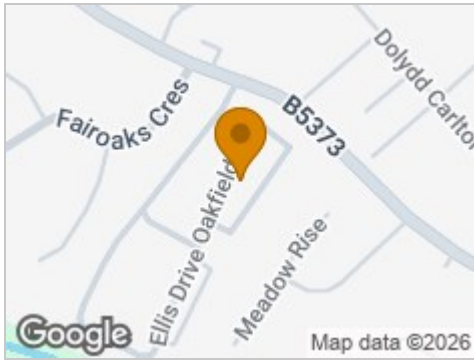
### Hours Of Business

Monday - Friday 9.15am - 5.30pm

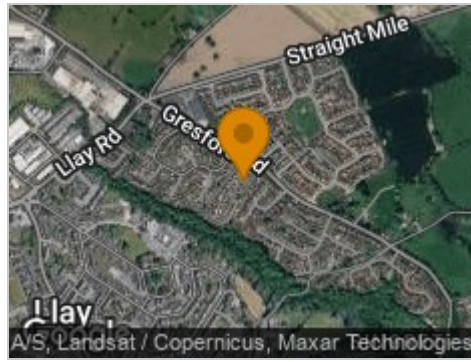
Saturday 9.15am - 4.00pm



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph

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