



## 26 Llys Y Groes, Wrexham, LL13 7AG

**O.I.R.O £270,000**

Nestled in the charming area of Llys Y Groes, Wrexham, this delightful semi-detached house, built in 2018, offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The house features a spacious reception room, providing a welcoming area for relaxation and entertaining guests.

The property boasts two bathrooms, ensuring convenience for all occupants. The contemporary design and thoughtful layout make it a practical choice for everyday living. Additionally, there is parking available for one vehicle, adding to the ease of access.

Situated in a desirable location, this home is close to local amenities and transport links, making it an excellent choice for those who appreciate both tranquillity and accessibility. Whether you are a first-time buyer or looking to downsize, this semi-detached house presents a wonderful opportunity to enjoy modern living in a vibrant community. Do not miss the chance to make this lovely property your new home.

### Entrance Hallway



Wood effect floor, Radiator, Thermostat, Light fitting and doors off to:

### Living Room 9'11" x 16'3" (3.04 x 4.96m)



Wood effect flooring, UPVC double glaze windows to front elevation, Media wall with inset electric fire, Radiator, Light fitting, Sockets and TV point

### Kitchen / Diner 17'10" x 11'0" (5.46 x 3.37m)



Tiled floor, UPVC double glazed windows and French doors to rear elevation, Utility cupboard with space and plumbing for washing machine. A range of base, wall and drawer units with complimentary worktop over. Inset 1 1/2 bowl stainless steel sink, Integrated Dishwasher, Fridge freezer and oven, Gas hob with extractor over. Spotlights and vertical radiator.

### Cloakroom 5'6" x 2'11" (1.69 x 0.90m)



Wood effect flooring, part tiled walls, UPVC double glaze windows to front elevation, Pedestal basin and close coupled WC.

### Stairs / Landing

Carpet to floor, UPVC double glaze windows to side elevation, airing cupboard, light fitting and socket.

### Bedroom 1 10'11" x 13'6" (3.34 x 4.14m)



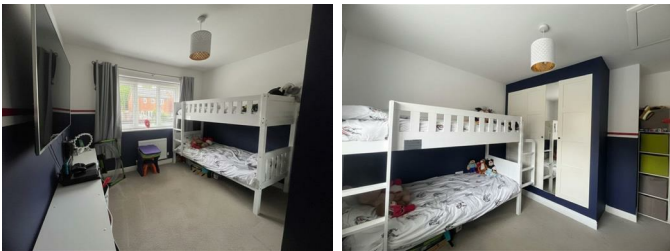
Carpet to floor, UPVC double glazed windows to front elevation, radiator, light fitting and sockets. Door to:

**Ensuite 3'10" x 7'2" (1.19 x 2.19m)**



Tiled floor and part tiled walls. Glazed shower enclosure with mains powered shower, pedestal basin and close coupled WC. Heated towel rail, shaver point, spotlights and extractor.

**Bedroom 2 7'6" x 12'7" max (2.30 x 3.85m max)**



Carpet to floor, UPVC double glazed windows to rear elevation, radiator, light fitting and sockets.

**Bedroom 3 9'1" x 7'5" (2.78 x 2.28m)**



Carpet to floor, UPVC double glazed windows to rear elevation, radiator, light fitting and sockets.

**Family Bathroom 5'5" x 6'6" (1.66 x 1.99m)**



Tiled floor and part tiled walls. UPVC double glazed windows to front elevation, Panelled bath with mains powered shower, pedestal basin and close coupled WC. Heated towel rail, light fitting and extractor.

**Externally**

**Front**

Mainly laid to lawn with pathway and driveway

**Rear**

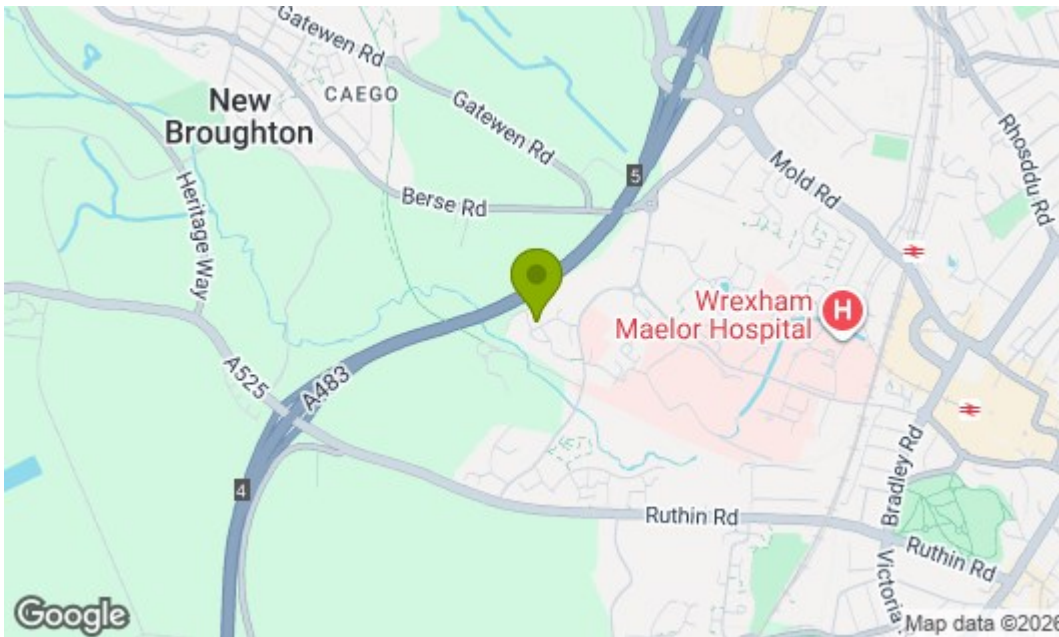


Mainly laid to Astro-turf with paved path and patio, bounded by fence panels.

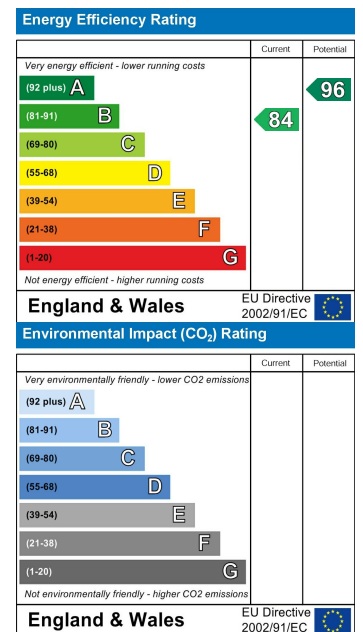
## Floor Plan



## Area Map



## Energy Efficiency Graph



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