



## New House Avenue, Llay LL12 0LN

### £200,000

A fantastic opportunity to purchase a three bedroom semi detached house located in Llay, Wrexham. The internal accommodation comprises an entrance hall, downstairs wc, kitchen/diner, living room, three bedrooms and a family bathroom. Externally the property benefits from off road parking on a front drive and generous enclosed rear garden with decking and patio adjacent to the house, lawn and further patio to the rear. Situated within easy reach of local amenities including Aldi, Rackery Farm Shop/Café and the Croes Howell Restaurant, making it a practical choice for everyday living. The village of Llay is home to Alyn Waters Country Park, perfect for scenic walks and outdoor activities. With excellent transport links to Wrexham, Chester, and beyond via the A483, Llay is a fantastic choice for both families and commuters, offering a strong sense of community and convenient living.

- A THREE BEDROOM SEMI DETACHED HOUSE
- KITCHEN/DINER
- FAMILY BATHROOM
- OFF ROAD PARKING
- SPACIOUS LIVING ROOM
- DOWNSTAIRS WC
- GENEROUS REAR GARDEN
- VIEWING RECOMMENDED!



## Entrance Hall

Upvc front door, grey wood effect flooring, doors to lounge, wc, kitchen, understairs storage cupboard, stairs rising to the first floor.

## Living Room

Double aspect living room with window to front, French style doors to rear garden, carpet, electric fire with timber surround.

## Kitchen/Diner

A fitted range of wall and base units, complementary worktops, stainless sink/drainers, oven and grill, electric hob, splashback, extractor, wall mounted Worcester gas combi boiler, spaces for fridge/freezer, washing machine, wood effect laminate flooring, open plan into dining area with a further range of wall and base units, window to front external door to side.

## WC

WC, frosted window to front.

## First Floor Landing

Carpet, window to rear, loft access, doors to three bedrooms and bathroom.

## Bedroom One

Double bedroom with carpet and window to front.

## Bedroom Two

Carpet, window to front.

## Bedroom Three

Carpet, window to rear.

## Bathroom

Corner bath with shower over, hand wash basin, wc, frosted window to rear, tiled walls and floor, spotlights to ceiling.

## Outside

Front - Concrete off road parking area, gravel to side with raised planting beds, gate to rear garden. Step

up to front door.

Rear - Enclosed rear garden of good proportion with covered decking and patio area adjacent to the house perfect for alfresco entertaining, step up to lawn, patio to rear.

## IMPORTANT INFORMATION

\*Material Information interactive report available in brochure section. \*

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.

## MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always



get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

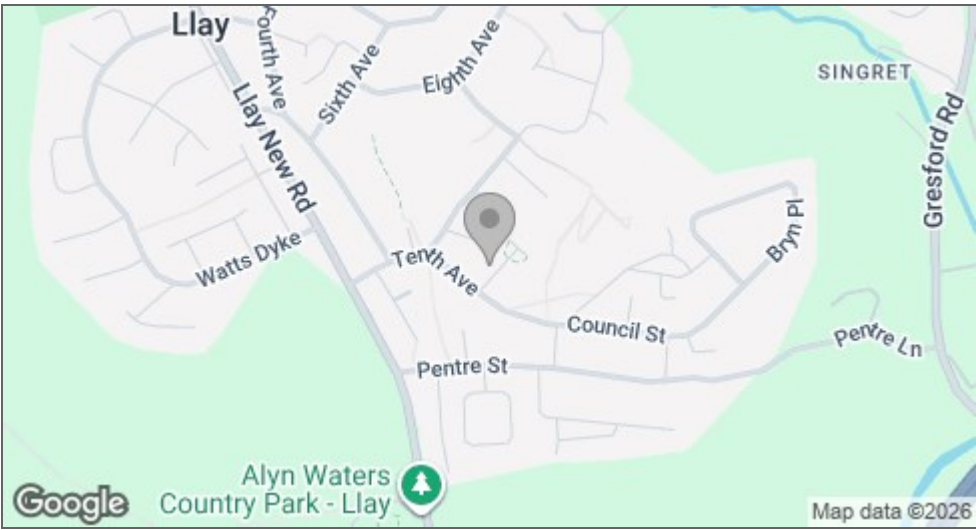
Your home maybe repossessed if you do not keep up repayments on your mortgage











| Energy Efficiency Rating                                        |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) A                                                     |         | 89        |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       | 74      |           |
| (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 <sub>2</sub> ) Rating                  |         |           |
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) A                                                     |         |           |
| (81-91) B                                                       |         |           |
| (69-80) C                                                       |         |           |
| (55-68) D                                                       |         |           |
| (39-54) E                                                       |         |           |
| (21-38) F                                                       |         |           |
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