

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	



Ty Heulog Gegin Lane
Croshawell, Llay, Wrexham
LL12 ONY

Price
£345,000

* DETACHED DORMER STYLE PROPERTY * VERSATILE LAYOUT * NO ONWARD CHAIN. An attractive two/three bedroom detached dormer style property located along Gegin Lane in Croshawell which is conveniently situated between the villages of Rossett and Llay. The accommodation, which is flexible in its layout, briefly comprises: reception hallway with useful built-in cabinetry, living room with bay window, fitted kitchen with integrated cooking appliances, utility room, dining room, conservatory, bedroom three/study, downstairs shower room with sauna, first floor landing with built-in linen cupboard, bedroom one with fitted furniture and en-suite bathroom, and bedroom two with fitted furniture and en-suite shower room. The property is set within easy to maintain gardens and is approached via a gated driveway which provides access to a double garage with electronic roller shutter door. There is no onward chain involved in the sale of this property.

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.



LOCATION

Croeshowell is a small rural area located on the edge of the village of Llay in the county borough of Wrexham, near the Welsh-English border. The area lies close to Rossett and Burton and is characterised by open countryside, lanes, and a mix of detached properties and farms, giving it a semi-rural atmosphere. The Croes Howell is a well-known local pub and restaurant situated on Straight Mile, acting as a local landmark and meeting place for residents. The location also benefits from good transport links, particularly via the nearby A483 road, which provides convenient access to the larger towns and cities of Wrexham and Chester.

THE ACCOMMODATION COMPRISES:

RECEPTION HALLWAY

4.72m x 1.93m (15'6" x 6'4")



Wooden panelled entrance door with glazed side panel and letterbox, recessed ceiling spotlights, tiled floor, double radiator with thermostat, and built-in understairs storage cupboard with fitted storage cupboards and drawer unit beneath. Doors to living room, kitchen, bedroom three/study and downstairs shower room/sauna.

LIVING ROOM

5.41m plus bay x 3.56m (17'9" plus bay x 11'8")



UPVC double glazed leaded bay window overlooking the front, two UPVC double glazed leaded window to the side, decorative coving, two moulded ceiling roses with light points, two wall light points, two display niches with uplighting, TV aerial point, double radiator with thermostat, and a composite stone fireplace and hearth housing a 'Living Flame' coal effect LPG gas fire.

KITCHEN

3.56m x 3.10m (11'8" x 10'2")



Fitted with a range of solid oak fronted base and wall level units incorporating drawers, cupboards, two glazed leaded display cabinets, shelving and wine rack, with laminated worktops. Inset one and half bowl composite sink unit and drainer with chrome mixer tap. Wall tiling to work surface areas. Fitted four-ring touch



DOUBLE GARAGE

5.03m x 5.00m (16'6" x 16'5")



Remote controlled electronic roller shutter door, strip lighting, power, cold water supply, and side personnel door.

DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the A55 Expressway continue straight across onto a stretch of dual carriageway which leads into the A483 Wrexham by-pass. Then take the first exit signposted Rossett and at the top of the slip road turn right towards Burton and Llay (B5102). Follow the road up the hill and turn left into Gegin Lane. The property will then be observed after a short distance on the right hand side.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band F - Wrexham County Borough Council.

AGENT'S NOTES

- * The property is on a water meter.
- * The property has oil fired central heating.

*ANTI MONEY LAUNDERING REGULATIONS

Anti-Money Laundering Verification

Should you wish to proceed with the purchase of this property, you will be required to complete an Anti-Money Laundering (AML) verification check in accordance with current legislation.

These checks are carried out by our partner, Lifetime Legal, and include verification of your identity and source of funds. There is a charge of £54 including VAT, payable directly to Lifetime Legal.

Please note that these checks must be completed before we are able to formally progress a sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW

shaver point, tiled floor, recessed ceiling spotlights, extractor, single radiator, built-in eaves storage cupboard, and double glazed Velux rooflight with fitted blind.



control electric ceramic hob with extractor above, and built-in electric oven and grill. Plumbing and space for dishwasher, under-cupboard lighting, recessed LED ceiling spotlights, tiled floor, single radiator with thermostat, TV aerial point, and UPVC double glazed window overlooking the rear, Door to the utility room, and opening to the dining room.

UTILITY ROOM

3.56m x 1.93m (11'8" x 6'4")



DINING ROOM

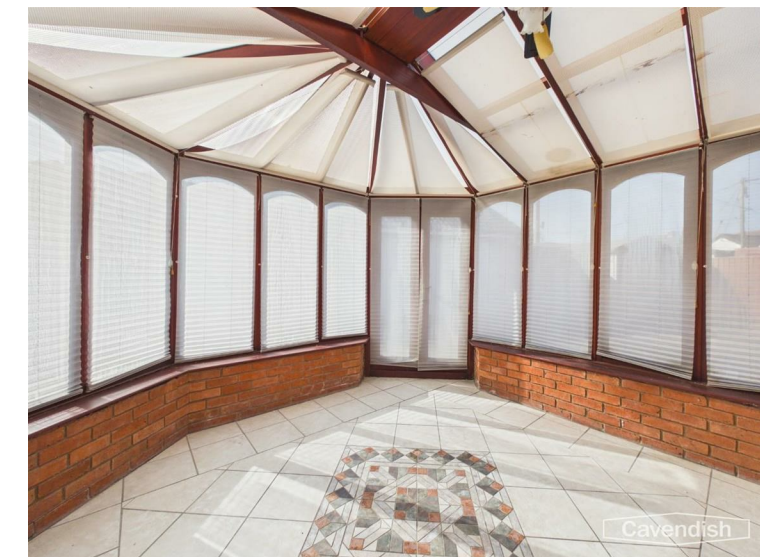
3.58m x 3.56m (11'9" x 11'8")



Decorative coved ceiling, moulded ceiling rose with light point, telephone point, single radiator with thermostat, tiled floor, TV aerial point, and UPVC double glazed ledged patio doors to outside. Double opening glazed doors to the conservatory.

CONSERVATORY

3.25m x 3.18m (10'8" x 10'5")



Hardwood framed double glazed conservatory set on a brick built base with pitched polycarbonate roof, ceiling fan with light, two picture light points, tiled floor, exposed brickwork, double opening French doors to outside, single radiator with thermostat.

OUTSIDE



The property is approached via a gated entrance with brick pillars which leads to a tarmac driveway and a double garage. To the front there is a block paved pathway and lawn which extends to the side. Exterior lighting to front, side and rear. Outside water tap.

OUTSIDE REAR



To the rear there is an easy to maintain paved garden being enclosed by concrete sectional wooden panel fencing, and a further block paved area and garden shed. To the side of the garage there is an additional garden shed and oil storage tank.

BEDROOM THREE/STUDY

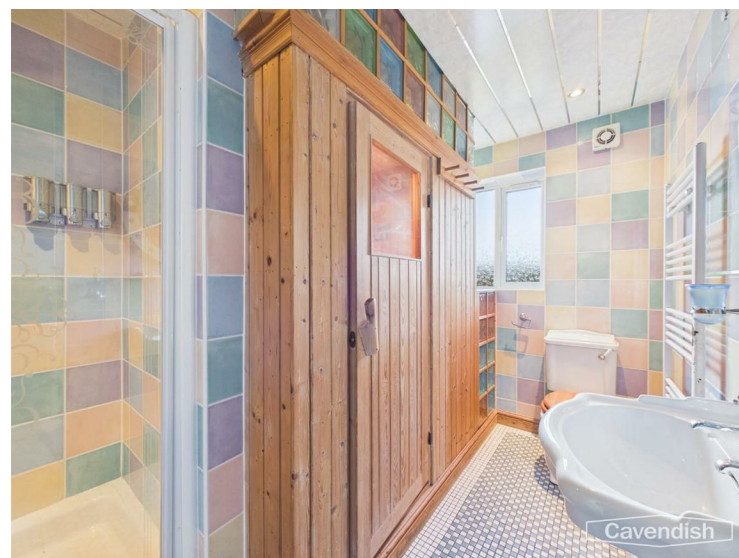
3.12m x 2.31m (10'3" x 7'7")



UPVC double glazed window overlooking the front, ceiling light point, single radiator with thermostat, telephone point, and laminate wood strip flooring.

SHOWER ROOM/SAUNA

3.12m x 2.24m into shower (10'3" x 7'4" into shower)



White suite with chrome style fittings comprising: large tiled shower enclosure with wall mounted mixer shower, canopy style rain shower head and glazed door; low level WC; and pedestal wash hand basin. Tiled walls and tiled floor, ladder style towel radiator, fitted wall mirror, glass shelf, panelled ceiling with recessed spotlights, extractor, and UPVC double glazed window with obscured glass. Also located within the shower room there is a sauna.



LANDING



Access to loft space, ceiling light point, picture light point, double glazed Velux rooflight with fitted blind, and built-in linen cupboard with hanging rail, slatted shelving and a single radiator. Doors to bedroom one and bedroom two.

BEDROOM ONE

3.71m plus window x 3.63m (12'2" plus window x 11'11")



Fitted with a range of bedroom furniture incorporating a double wardrobe, chest of drawers, dressing table and over-bed storage cupboards. UPVC double glazed leaded window with window bench seat, ceiling light point, picture light, single radiator with thermostat, TV point, telephone point. Door to en-suite bathroom.

EN-SUITE BATHROOM

2.64m x 1.70m (8'8" x 5'7")



Comprising: bath with tiled surround and side panel; fitted worktop with inset wash hand basins and storage cupboards beneath; and low level WC. Part-tiled walls, fitted wall mirror, wall light with electric shaver point, tiled floor, recessed ceiling spotlights, extractor, single radiator, and double glazed Velux rooflight with fitted blind.

BEDROOM TWO

4.06m x 2.95m plus window (13'4" x 9'8" plus window)



Fitted with a range of bedroom furniture incorporating a single wardrobe with storage cupboard above, a bedside unit, dressing table and over-bed storage cupboards. UPVC double glazed leaded window with fitted bench seat overlooking the front, ceiling light point, wall light point, single radiator with thermostat, telephone point. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

2.95m x 1.32m (9'8" x 4'4")



White suite with chrome style fittings comprising: large tiled shower enclosure with wall mounted body jets and ceiling mounted rain style shower head and glazed door; fitted worktop with twin wash hand basins and storage cupboards beneath; and low level WC. Part-tiled walls, fitted wall mirror, wall light with electric