



Pine Grove | Llay | Wrexham | LL12 0UD

Offers in the region of £250,000



ROSE RESIDENTIAL

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Offering tremendous potential, this property provides an excellent opportunity for purchasers to put their own stamp on a home. Internally, the property offers generous and well proportioned accommodation comprising a lounge, kitchen/diner, three bedrooms, and a shower room. Externally, the property truly comes into its own, benefiting from extremely well-maintained gardens and a single garage.

Entrance & Hallway

A UPVC part glazed front door opens into the entrance hall, featuring access to under stairs storage and doors leading through to the reception areas.

Lounge

13'11" x 10'2" (4.25m x 3.10m)

An extremely welcoming reception room featuring a large front facing UPVC double glazed window allowing plenty of natural light to pour in. The room is further enhanced by an Adam style fireplace, radiator, and laminate flooring, with a further door leading through to the kitchen/dining room.





Kitchen/Diner

17'1" x 7'8" (5.21m x 2.35m)

Fitted with a range of wall and base units, the kitchen provides ample space for appliances including a washing machine, dishwasher, and freestanding cooker. The room also offers space for a dining table, a useful storage cupboard, a door leading to the lounge, a rear facing UPVC double glazed window, and patio doors opening onto the garden.

Stairs & Landing

A staircase rises from the hallway to the first floor landing, featuring a side facing UPVC double glazed window, access to the loft, and doors leading to the bedrooms and bathroom.

Bedroom One

10'5" x 11'1" (3.18m x 3.38m)

A generously sized double bedroom featuring a front facing UPVC double glazed window, built-in wardrobes, fitted carpet, and a radiator.

Bedroom Two

10'5" x 8'5" (3.18m x 2.58m)

Similar to the main bedroom, this spacious double room features a large rear facing UPVC double glazed window. The room also benefits from a useful storage cupboard, fitted carpet, and a radiator.

Bedroom Three

6'8" x 8'0" (2.05m x 2.46m)

The smallest of the three bedrooms, this well-proportioned single room features a front facing UPVC double glazed window, fitted carpet, and radiator.

Shower Room

Adapted in recent years, this room is fitted with a shower cubicle featuring a mains-fed shower and shower seat, along with a low-level WC and pedestal wash hand basin. The room also benefits from tiled walls, a radiator, and a rear facing UPVC double glazed window.

Garage



External

Externally, this property truly comes into its own, with the garden being a genuine asset. To the front, there is ample off-road parking, while a concrete pathway continues down the side of the property to the rear garden. Both the front and rear gardens feature lawned areas with well-stocked mature shrub borders, creating an attractive and well-maintained outdoor space.

Disclaimer

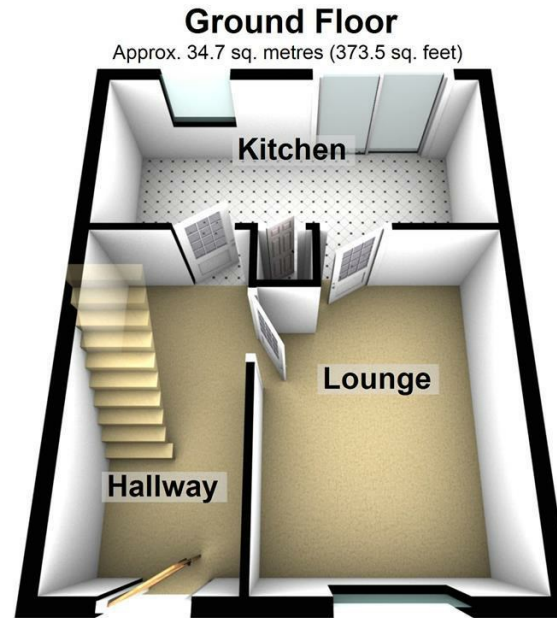
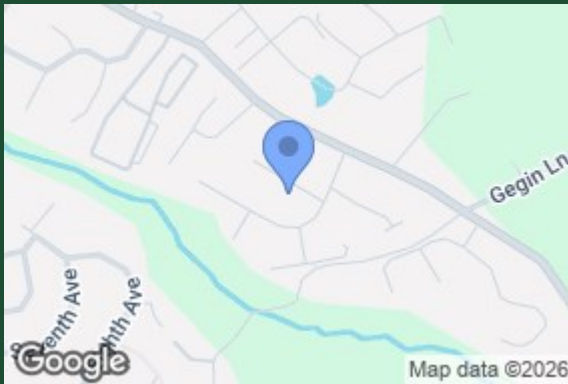
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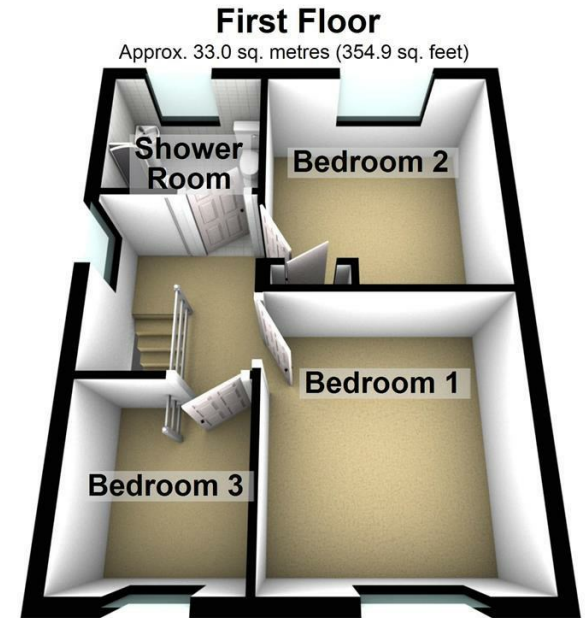
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Anti Money Laundering (AML) Checks

We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.



Ground Floor
Approx. 34.7 sq. metres (373.5 sq. feet)



First Floor
Approx. 33.0 sq. metres (354.9 sq. feet)

Total area: approx. 67.7 sq. metres (728.4 sq. feet)

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	

Wrexham

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