



New House Avenue, Wrexham LL12 0LN

£200,000

Located in Llay, Wrexham, this three-bedroom semi-detached house on New House Avenue offers practical and comfortable living space, making it well suited to families, first-time buyers, or anyone looking for additional room to work from home.

The property features a spacious living area and a functional kitchen with plenty of space for everyday family life. The three bedrooms are all well proportioned, with good natural light throughout the home.

Outside, the property benefits from a rear lawned garden with parking for two vehicles. The house is situated in a popular residential area close to local amenities, schools, and parks. Wrexham town centre is easily accessible, and the property is well placed for commuting and travel further afield. This is a well-presented home in a convenient location, offering a great opportunity for a range of buyers.

- THREE BEDROOM SEMI DETACHED PROPERTY
- SPACIOUS LIVING ROOM
- DOWNSTAIRS W.C
- GENEROUS REAR GARDEN
- OFF ROAD PARKING
- KITCHEN/DINER



Entrance Hallway

UPVC front door, under stair storage, laminate flooring, doors to

Living Room

Double glazed window to front, radiator, carpet flooring, UPVC French doors to rear garden

Kitchen/Diner

Range of wall base and drawer units, stainless steel sink, space for dining table, UPVC door to side, double glazed window to front, double glazed window to rear, laminate flooring

Downstairs W.C

Low level W.C, double glazed frosted window to front, laminate flooring

First Floor Landing

Double glazed window to rear, carpet flooring, doors to

Bedroom One

Double glazed window to front, radiator, laminate flooring

Bedroom Two

Double glazed window to front, radiator, laminate flooring

Bedroom Three

Double glazed window to rear, radiator, laminate flooring

Bathroom

Three piece suite comprising of low level W.C, hand wash basin, P shaped panelled bath with shower over, double glazed window to rear, radiator

Outside

The front garden has well maintained lawns either side of a pathway leading to the front of the property. There is access to the rear garden at the side of the property via gate.

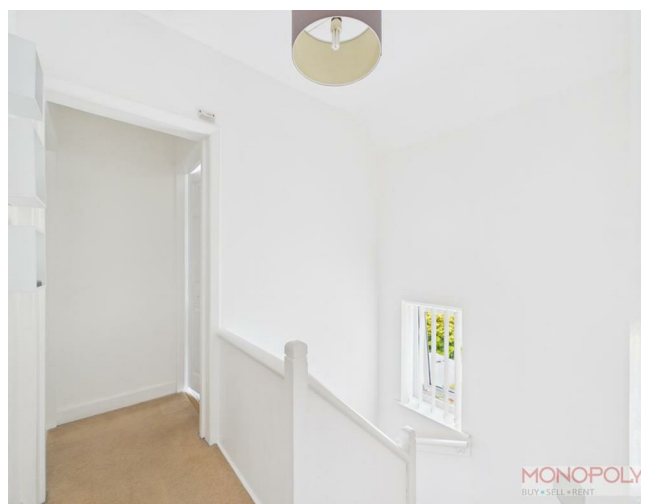
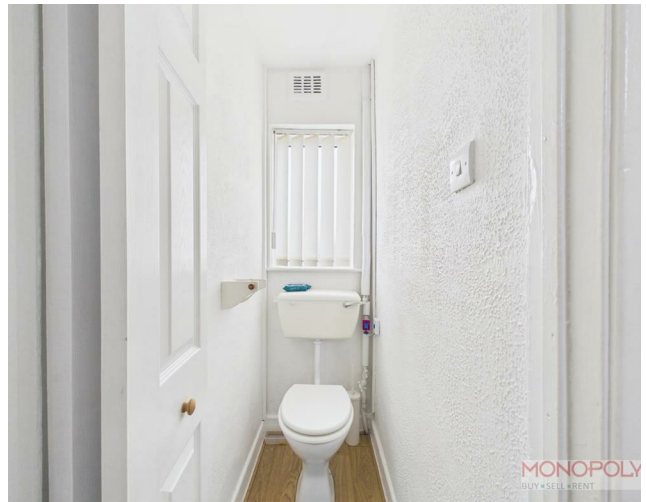
The rear garden is made up of a patio area, well maintained lawn, summer house, parking space for two vehicles access via double gates.

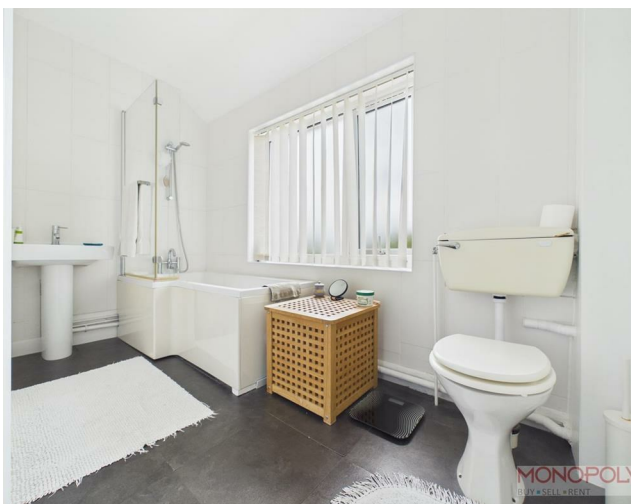
Important Information

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.

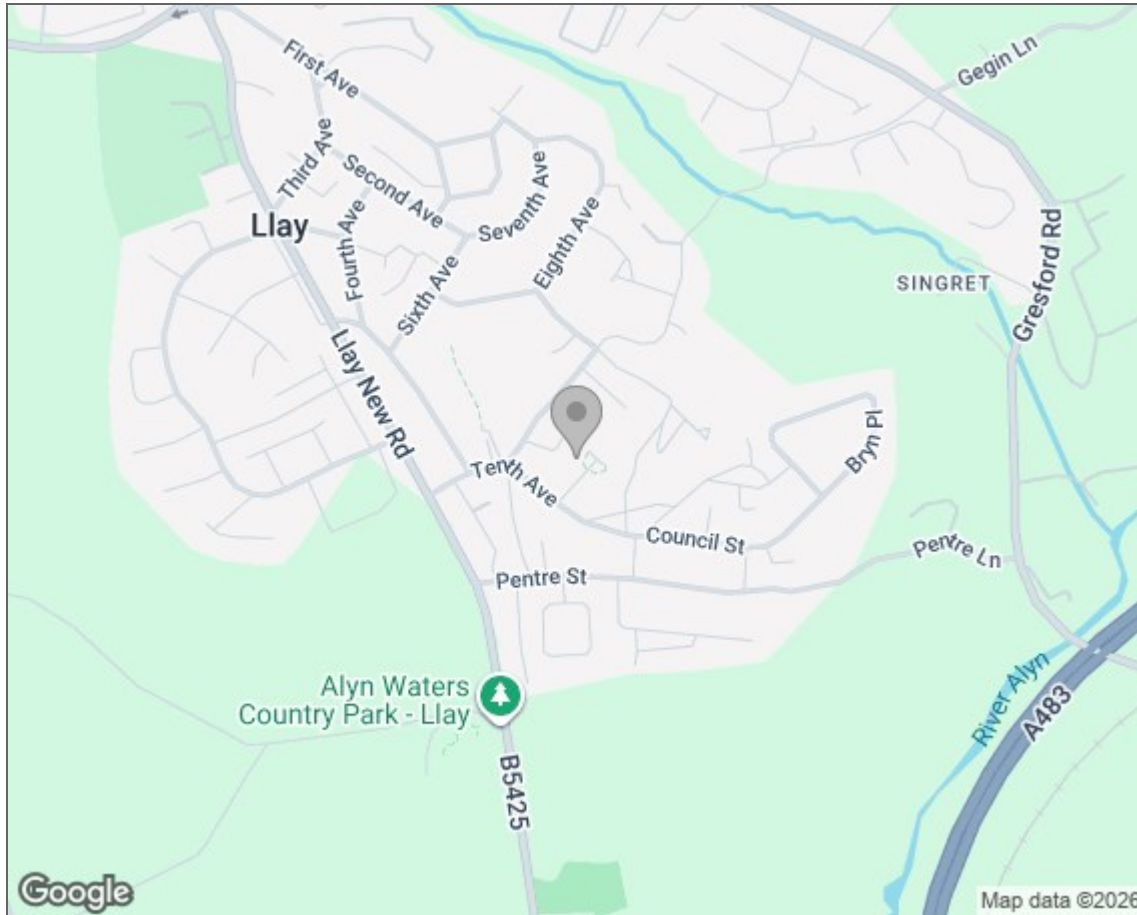
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of 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.











Energy Efficiency Rating	
	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	
	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

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

