



7

Wrexham | | LL12 0QR

£350,000

MONOPOLY[®]

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An immaculately presented 4 bedroom detached family home situated in a popular residential development in the village of Llay. This wonderful property offers superbly appointed accommodation throughout to include a large kitchen/dining room, 4 bedrooms, en-suite and a good size garden to the rear. Located in a desirable residential location with various amenities close to hand including a supermarket and easy access to major road routes for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge and spacious kitchen/dining room to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- An immaculately presented 4 bedroom detached family home
- Large, well appointed kitchen/dining room
- En-suite
- Good size rear garden
- Long driveway providing ample off road parking
- Popular residential location
- MUST BE VIEWED TO BE APPRECIATED



Hallway

With attractive tiled flooring, stairs off to the first floor, door to a cupboard which has plumbing for a washing machine and shelving.

Downstairs W.C

Fitted with a low level w.c, pedestal wash hand basin, double glazed window, tiled flooring.

Lounge

Beautifully presented with a double glazed window to the front, carpeted flooring.

Kitchen/Dining Room

Spacious and beautifully appointed, fitted with a range of attractive wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, integrated dishwasher and fridge/freezer, central island/breakfast bar with units under, 5 ring gas hob with stainless steel splash back and extractor fan, built in double oven, wall mounted gas combination boiler, tiled flooring, double glazed french doors off to the rear garden, door to a storage cupboard.

First Floor Landing

With a double glazed window to the side, carpeted flooring, access to the loft space.

Bedroom 1

Well presented with a double glazed window to the rear, fitted wardrobes with sliding mirrored doors, carpeted flooring.

En-suite

Fitted with a large shower cubicle, low level w.c, pedestal wash hand basin, double glazed window, tiled flooring.

Bedroom 2

Again, well presented with a double glazed window to the front, carpeted flooring.

Bedroom 3

With a double glazed window to the rear, carpeted flooring.

Bedroom 4

With a double glazed window to the front, carpeted flooring.

Bathroom

Fitted with a low level w.c, bath with shower over, pedestal wash hand basin, tiled flooring.

Rear Garden

There is a paved patio leading on to a good size lawned garden with gated access to the side.

Front

To the front is a lawned garden with a tarmac driveway to the side offering ample off road parking.

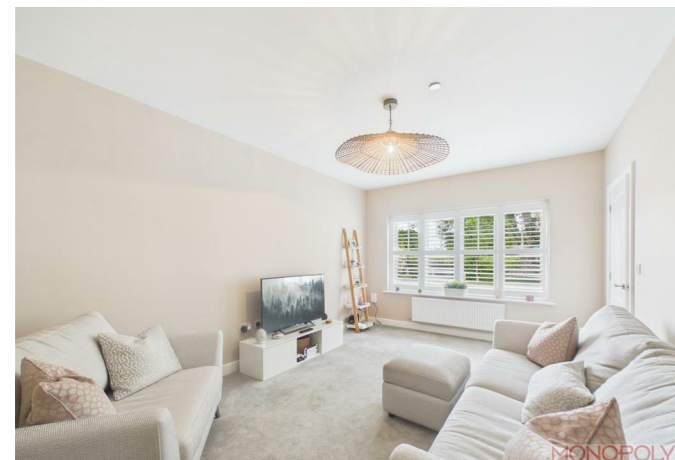
Additional Information

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.







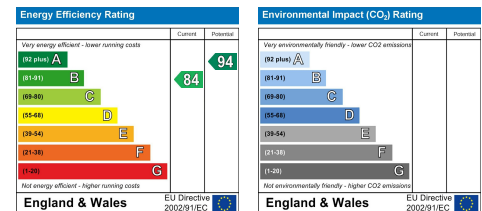


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