



136

Wrexham | | LL12 0NW

Offers In Excess Of £280,000

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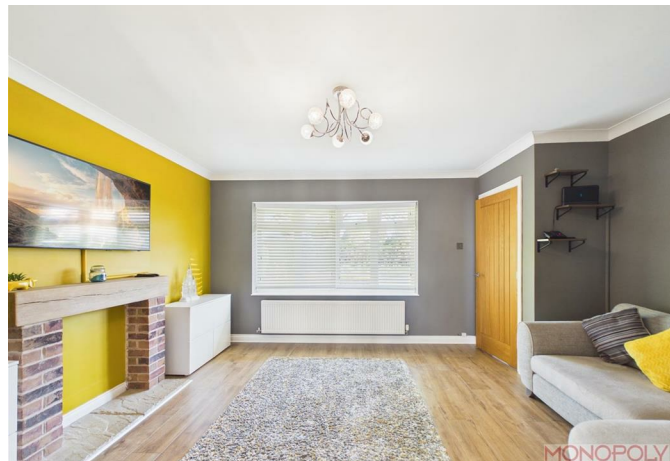
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# I36

Wrexham | | LL12 0NW

A superb, well presented 3 bedroom detached property located in the village of Llay. This excellent property offers well appointed living accommodation to include a kitchen/dining room, conservatory, 3 bedrooms, garage with electric fob operated doors and ample off road parking, all of which can only truly be appreciated when viewing the property. The property is situated within a popular residential location on Gresford road and has a wealth of local amenities close to hand including a Supermarket, local primary schools and has excellent access to major road routes for commuting. In brief the property comprises of; hallway, lounge, kitchen/dining room and conservatory to the ground floor and 3 bedrooms and a bathroom to the first floor.

- A superb 3 bedroom detached family home
- Well presented throughout
- Kitchen/Dining room
- Conservatory
- Well appointed bathroom
- Single garage and off road parking
- Popular location
- MUST BE VIEWED TO BE APPRECIATED



### Hallway

With wood effect flooring, stairs off to the first floor, oak veneer door opening into the lounge.

### Lounge

Well presented with a double glazed window to the front, brick fire surround, thick timber mantel and stone hearth, wood effect flooring, double part glazed oak veneer doors into the kitchen/dining room.

### Kitchen/Dining Room

Well appointed with a range of matching wall, drawer and base units, wood effect work surfaces with inset Belfast sink, built in electric oven and grill, 4 ring electric hob, extractor fan, integrated dishwasher, plumbing for a washing machine, space for a fridge/freezer, tiled flooring, part tiled walls, double glazed window, door to a storage cupboard, door opening to the rear garden, sliding door into the conservatory.

### First Floor Landing

With carpeted flooring, veneer oak doors into the bedrooms and bathroom, double glazed window to the side, access to the loft space (vendors inform us that the loft is partially boarded), door to a cupboard housing the gas combination boiler.

### Bedroom 1

A good size bedroom with a double glazed window to the front, carpeted flooring, 2 sets of good size built in wardrobes.

### Bedroom 2

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

### Bedroom 3

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

### Bathroom

Fitted with a low level w.c, oval basin with vanity unit under, bath with shower over, fully tiled walls, tiled flooring, double glazed window.

### Rear Garden

To the rear is a well maintained garden with a lawn garden and paved patio with access to the garage and gated access to the front of the property.

### Front

To the front is a tarmac driveway providing off road parking and leading to a single garage with electric fob operated door.

### Garage

With electric door, lighting, power sockets and storage in the attic space.

### IMPORTANT INFORMATION

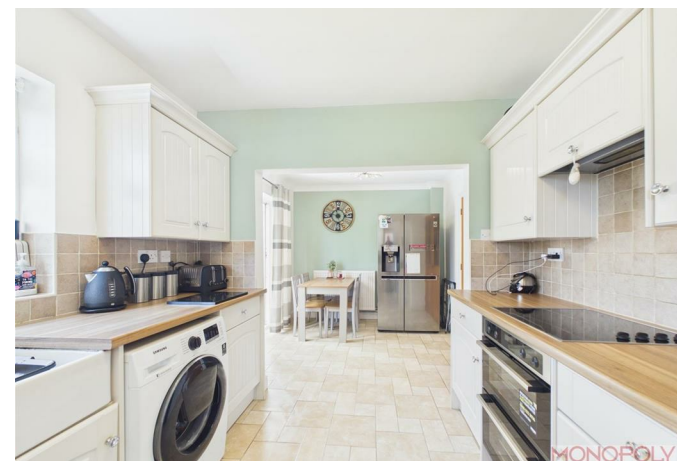
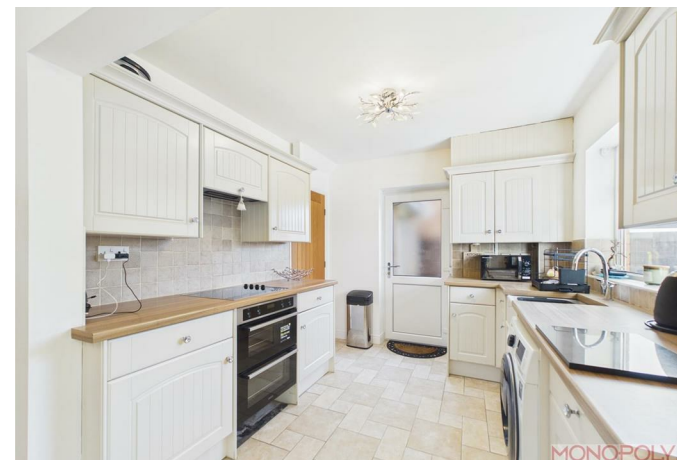
\*Material Information interactive report available in brochure section. \*

### 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.

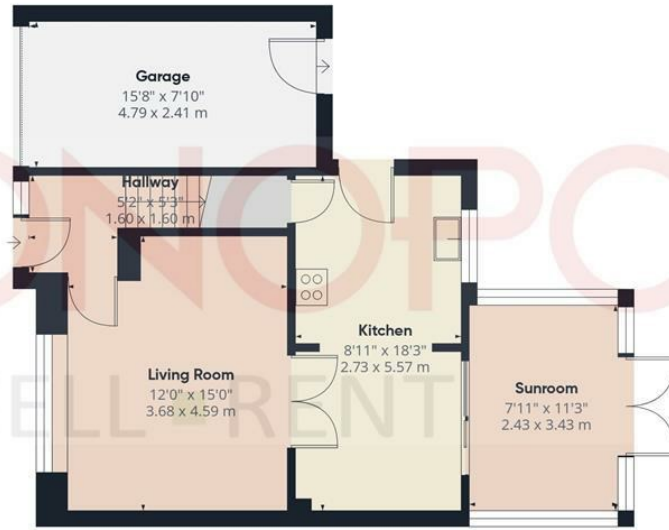
Your home maybe repossessed if you do not keep up repayments on your mortgage







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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>

955 ft<sup>2</sup>  
88.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

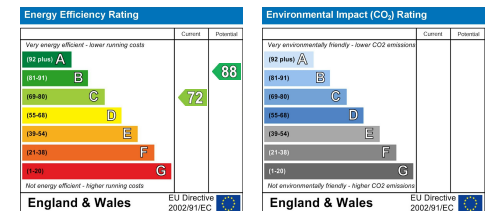
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MONEY LAUNDERING REGULATIONS 2003

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