



6

Llay | Wrexham | LL12 0TP

Guide Price £110,000

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# 6

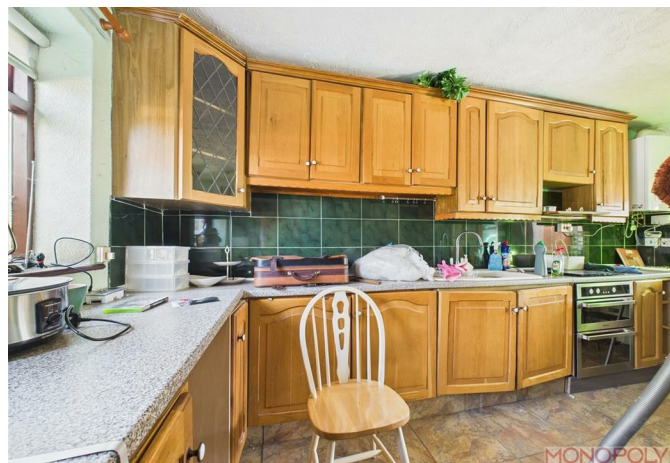
## Llay | Wrexham | LL12 0TP

TO BE SOLD AT AUCTION BY LOT9 AUCTION HOUSE LIMITED. UNCONDITIONAL AUCTION TERMS, WHICH MEANS THAT THE EXCHANGE OF CONTRACTS WILL TAKE PLACE ON THE FALL OF THE HAMMER, WITH 10% OF THE SALE PRICE DUE AT THAT MOMENT. THE BUYER ALSO PAY FEES OF 2.4% minimum fee £2500 including VAT. £110,000 IS THE GUIDE PRICE FOR THIS PROPERTY. PLEASE SEE THE LOT 9 AUCTION HOUSE WEBSITE FOR THE BUYERS GUIDE, TO REGISTER AS A BIDDER AND TO DOWNLOAD THE AUCTION PACK, OR CONTACT MONOPOLY BUY SELL RENT FOR MORE INFORMATION.

Link to auction property on the website <https://lot9.eigonlineauctions.com>. WWW.LOT9.CO.UK - Auction Dates-Online Auction.

For sale by auction, this three-bedroom mid-terrace family home offers fantastic potential and is available with the added benefit of no onward chain. The property provides spacious accommodation throughout and would make an excellent renovation project or investment opportunity. In brief, the accommodation comprises an entrance hall, living room, sun room, kitchen/dining area with pantry, and rear porch. To the first floor there are three bedrooms, a family bathroom, and access to a loft space offering additional storage. Externally, the property features a lawned garden to the front, a paved patio area, brick-built store, two timber structures, and a workshop area to the rear. The property also benefits from the use of two garages (currently rented from the council for a small monthly fee). Situated on Fifth Avenue in the popular village of Llay, the property is conveniently located within walking distance of a range of local amenities including shops, schools, cafés, and a medical centre. The area also offers scenic countryside walks and excellent transport links to Wrexham, Chester, and the wider road network via the A483.

- FOR SALE BY AUCTION - THREE BEDROOM TERRACE HOME
- IDEAL MODERNISATION PROJECT
- ENTRANCE HALL/REAR PORCH/PANTRY
- KITCHEN/DINING ROOM
- LIVING ROOM AND SUN ROOM
- LOFT STORAGE ROOM
- GARDEN TO FRONT AND REAR
- ON-STREET PARKING AND PARKING TO REAR
- NO ONWARD CHAIN
- POPULAR VILLAGE LOCATION



### Entrance Hall

Wooden door leads into entrance hall. Doors in kitchen/dining and living room. Ceiling light point, tiled floor and stairs rising to first floor.

### Kitchen/Dining Room

Housing a range of wooden wall, drawer and base units with work surface over. Integrated electric hob, double oven and grill. Sink unit with mixer tap. Tiled flooring and splash-back, Space and plumbing for washing machine, wall-mounted gas boiler, windows to front and rear, two ceiling light points, doors to hall, pantry and rear porch.

### Pantry

Under-stairs pantry space housing the electric box and meters. Tiled floor and ceiling light point.

### Rear Porch

Window to rear, storage cupboards, radiator, tiled flooring, ceiling light point and door leading outside.

### Living Room

Window to front elevation, two panelled radiators, fireplace, carpet flooring, two ceiling light points and space leading into sun room.

### Sun Room

Brick built with polycarbonate roof, two panelled radiators, ceiling light point and French doors to rear garden area.

### Landing Area

Window to rear, carpet flooring, panelled radiator, access to loft, doors to bathroom, bedroom one and bedroom two.

### Bedroom One

Accessed through the bathroom with window to the front, fitted wardrobes, wooden laminate flooring and ceiling light point.

### Bedroom Two

Window to front, built in storage with shelving, wooden laminate flooring, panelled radiator and ceiling light point.

### Bedroom Three

Window to rear, fitted wardrobes, radiator and ceiling light point.

### Bathroom

Frosted window to rear, three piece suite comprising low-level WC, wash hand basin with vanity storage under and corner mains shower cubical. Heated towel rail and radiator, tiled walls, door into bedroom one and landing area.

### Loft Space

Accessed via pull down ladder, boarded with Velux sky light.

### Outside

To the front there is a lawned garden area. There is an arch leading to a shared pathway with gate to the rear. The rear garden area mainly comprises of a paved area with access to a brick built store. There are two garages to the rear which are owned by the council that this property has access to for a fee. There are two timber summer houses with a sheltered workshop area in-between and timber gates leading to the rear.

### Additional Information

The loft space has not been converted but is accessible. The garages are council run and are £9 per month.

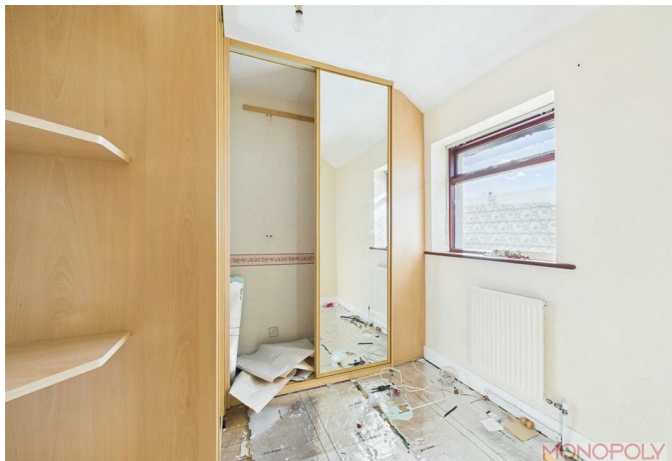
### Important Information

\*Material Information interactive report available in video tour and brochure sections. \*

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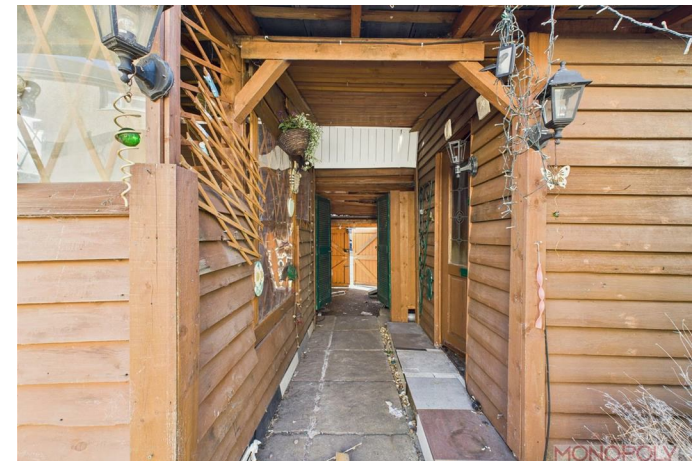


Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

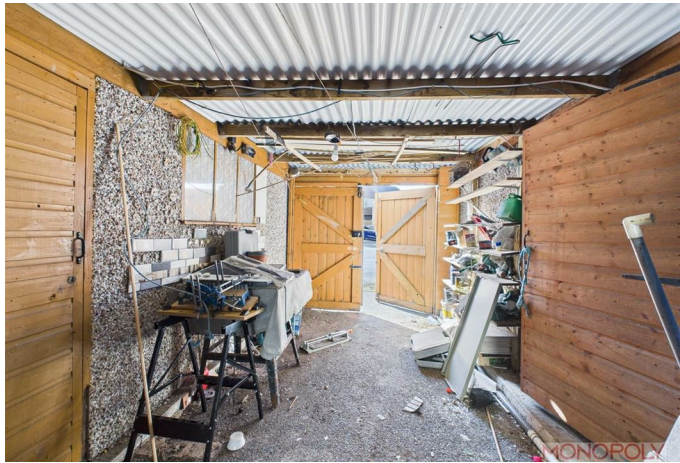
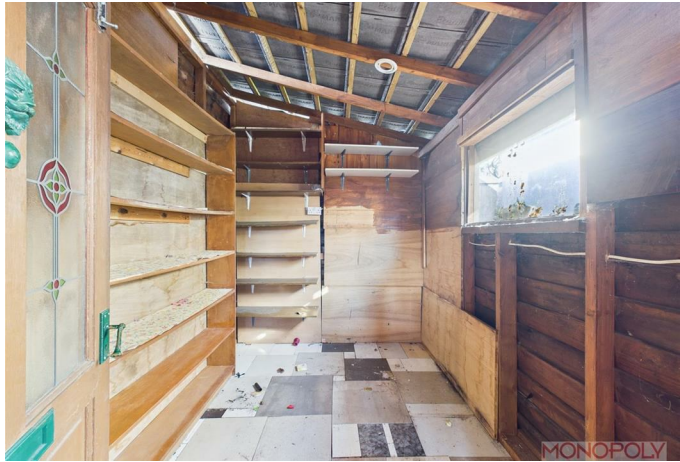
THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of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







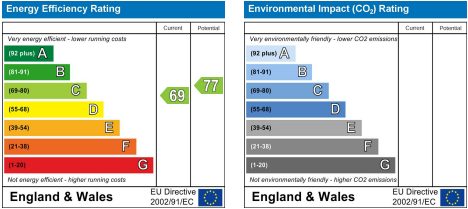








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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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