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Wrexham | LL12 0QE

£1,100

MONOPOLY
BUY ■ SELL ■ RENT

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A brilliant opportunity to rent a beautifully presented three bedroom detached house situated on a sought after modern residential development in Llay. The internal accommodation comprises an entrance hall, w.c, lounge, kitchen/diner, three bedroom including a principle bedroom with en suite and a family bathroom. The location provides excellent access to major road networks for access to Chester, Wrexham and Mold and has a number of local amenities close to hand including a brand new 'Aldi' supermarket next to the estate.

Council tax band

E (£2,128 p/yr)

Borough

Wrexham

- A THREE BEDROOM DETACHED HOUSE
- VERY WELL PRESENTED
- SOUGHT AFTER ESTATE LOCATION
- SPACIOUS LOUNGE
- KITCHEN/DINER
- MODERN BATHROOM
- EN SUITE
- ENCLOSED GARDEN
- OFF ROAD PARKING
- VIEWING HIGHLY RECOMMENDED!



Hallway

Laminate flooring, doors to lounge, w.c, kitchen.
Under stairs storage.

W.C

6'1" x 2'10" (1.86 x 0.87)

Vinyl flooring, window to front, w.c, hand wash basin.

Lounge

17'5" x 11'3" (5.32 x 3.44)

Carpet, window to front and side.

Kitchen/Diner

17'5" x 10'4" (5.32 x 3.15)

Modern kitchen with a range of fitted wall and base units, complimentary worktops, oven and grill, hob, extractor, stainless sink/drainers, French doors to side, tiled floor, enclosed wall mounted combi boiler.

First floor landing

Carpet, doors to three bedrooms and bathroom.

Bedroom One

11'8" x 10'6" (3.56 x 3.22)

Carpet, window to front, fitted wardrobe.

En Suite

10'5" x 5'4" (3.20 x 1.64)

Shower cubicle, handwash basin, w.c, window to front, tiled effect flooring, extractor.

Bedroom Two

11'5" x 8'9" (3.50 x 2.68)

Carpet, window to front.

Bedroom Three

11'6" x 8'4" (3.52 x 2.55)

Carpet, window to side.

Bathroom

6'3" x 5'5" (1.92 x 1.67)

Panel bath, w.c, hand wash basin, tile effect floor, window to front.

Outside

Front - Two off road parking spaces on a tarmac drive.

Side - Enclosed garden with patio and lawn.

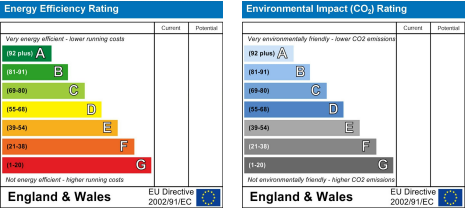




MONEY LAUNDERING REGULATIONS 2003

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.



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