



6

Wrexham | | LL12 0UD

£265,000

MONOPOLY
BUY ■ SELL ■ RENT



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Situated in the quiet cul-de-sac of Pine Grove is this well-presented three-bedroom detached bungalow, offered for sale with the added benefit of no onward chain. Located in the popular village of Llay, this established residential area provides a wide range of local amenities including shops, schools, and community facilities. The village is also home to Alyn Waters Country Park, perfect for scenic walks and outdoor activities. With excellent transport links to Wrexham, Chester, and beyond via the A483, Llay is a fantastic choice for both families and commuters, offering a strong sense of community and convenient living. The bungalow itself offers versatile accommodation including three bedrooms and three reception rooms, with a spacious lounge and a bright conservatory providing a relaxing space that overlooks the garden. The bathroom features a corner bath and practical storage solutions. Externally, the rear garden is private and low-maintenance, ideal for those who enjoy outdoor space without the upkeep. To the front, there is a driveway and an integral garage providing off-road parking. This is a fantastic opportunity for buyers seeking a peaceful yet well-connected home in a desirable village setting. Whether downsizing or looking for a family-friendly property, Pine Grove ticks many boxes with its flexible layout and attractive surroundings.

- THREE BEDROOM DETACHED BUNGALOW
- INTEGRAL GARAGE
- CONSERVATORY
- DRIVEWAY
- SPACIOUS LIVING ROOM
- ATTRACTIVE GARDENS TO FRONT AND REAR
- EXCELLENT LOCATION
- NO CHAIN!



ENTRANCE PORCH

Entrance porch with glazed entrance door, carpet and hardwood glazed door and side panel to the hall.

HALLWAY

Doors to bedrooms, bathroom and lounge. Built in storage cupboard, carpet flooring, panelled radiator, two ceiling light points and access to loft.

LOUNGE

Featuring patio doors opening onto the rear garden plus three side-facing windows. Gas fire, carpeted flooring, ceiling light point and panelled radiator. Open access to the dining area and hardwood glazed 'French' style doors into hallway.

DINING ROOM

Glazed hardwood door leading to kitchen and sliding patio doors leading into the conservatory. Carpeted flooring, ceiling light point and panelled radiator.

KITCHEN

Fitted with a range of wall, drawer and base units with complementary work surface over. 1.5 composite sink and drainer with mixer tap over. Space for a cooker with fitted extractor over. Space for white goods, tiled flooring and splash-back, ceiling light point and panelled radiator. Window to rear elevation and external door to garden.

CONSERVATORY

Constructed with a one-third brick base and two-thirds double glazed windows with a polycarbonate roof. Featuring tiled flooring, power sockets and ceiling light point. French style doors opening to the rear garden.

BEDROOM ONE

UPVC double glazed leaded window to front.

Housing a range of fitted bedroom furniture plus additional generous size built in wardrobe. Carpet flooring, ceiling light point and panelled radiator.

BEDROOM TWO

UPVC double glazed leaded window to front. Built in wardrobe, carpet flooring, panelled radiator and ceiling light point.

BEDROOM THREE

UPVC double glazed window to side, carpet flooring, panelled radiator and ceiling light point.

BATHROOM

Three piece suite fitted with a corner bath with dual hose mains shower over, wash hand basin and low-level WC. Includes a built-in storage cupboard, tiled effect flooring, chrome heated towel rail, tiled splash backs and two uPVC double glazed windows to the side elevation.

GARAGE

Integral single garage with up and over vehicle door. Potential for conversion subject to building regulation approval. Wall mounted combi boiler, power and lighting.

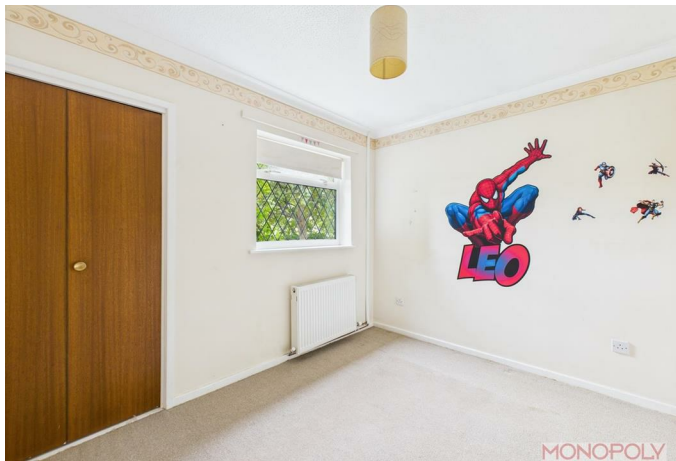
OUTSIDE

To the front there is a block paved driveway with off-road parking along with access to the garage. There is a lawned garden area, established shrubberies and trees. A pathway leads to the main entrance which is located on the left side of the property. The rear garden features a paved area adjacent to the house, lawn and a variety of mature trees and shrubs. There is access to the front of the property along the side.

IMPORTANT INFORMATION

*Material Information interactive report available in





video tour and brochure sections. *

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

ADDITIONAL INFORMATION





MONEY LAUNDERING REGULATIONS 2003
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Energy Efficiency Rating		Current	Future
	Very energy efficient - lower running costs		
	(92-100) A		
	(81-91) B		
	(69-80) C		
	(55-68) D		
	(48-54) E		
	(35-47) F		
	(2-34) G		
	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Future
	Very environmentally friendly - lower CO ₂ emissions		
	(10-15) A		
	(16-20) B		
	(21-25) C		
	(26-30) D		
	(31-35) E		
	(36-40) F		
	(41-45) G		
	Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC	



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