



114

Wrexham | Clwyd | LL12 0LW

£190,000

MONOPOLY
BUY ■ SELL ■ RENT

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A superbly presented 3 bedroom semi-detached property situated in the village of Llay. This excellent property offers well presented living accommodation, modern fitted kitchen and bathroom and good size rear garden, all of which can only truly be appreciated when viewing the property. The village of Llay offers a wealth of local amenities including chops, primary school, excellent road access to Chester, Wrexham and the A483 for commuting as well as being in walking distance to Alyn waters country park for lovely walks. In brief the property comprises of; entrance hallway, lounge and kitchen/dining room to the ground floor and 3 bedrooms and bathroom to the first floor.

- A superb 3 bedroom semi-detached property
- Well presented living accommodation
- Modern kitchen and bathroom
- Good size rear garden
- Off road parking
- **VIEWING HIGHLY RECOMMENDED**



Lounge

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

Kitchen/Dining Room

Fitted with a range of matching wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven, 4 ring gas hob with glass splash back, stainless steel extractor fan, integrated fridge/freezer, washing machine and dryer, wood effect flooring, 3 double glazed windows, french doors off to the rear garden, door to a storage cupboard housing the gas combination boiler.

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 front, carpeted flooring.

Bedroom 2

A double bedroom with a double glazed window to the rear, carpeted flooring.

Bedroom 3

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

Bathroom

Fitted with a modern white suite of low level w.c with concealed cistern, wash hand basin, bath with 'Rainforest' style shower over, fully tiled walls, double glazed window, tiled flooring.

Rear Garden

To the rear is a good size garden with a paved patio leading on to a predominantly lawned garden with access to an outside store.

Front

To the front is a brick paved driveway providing off road parking.

Important Information

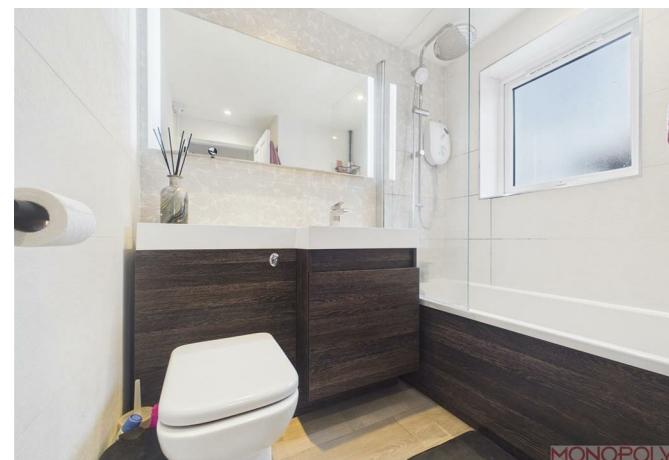
MONEY LAUNDERING REGULATIONS 2003

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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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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