



16

Wrexham | | LL12 0QE

£365,000

MONOPOLY
BUY ■ SELL ■ RENT



16

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"VIEWING HIGHLY RECOMMENDED"

To appreciate this SUPERBLY appointed and BEAUTIFULLY presented Four Bedroom, Two Bathroom Detached family home situated within a POPULAR development in the village of Llay. This excellent property is only a few years old and is Presented to a high standard with attractive ceramic tiled flooring, spacious Kitchen/Dining Room and Four good sized bedrooms, all of which can only be appreciated via internal inspection. In brief the Property Accommodation Comprises of; Entrance Hallway, Study, Lounge, Kitchen/ Dining room, Utility Room, Downstairs cloakroom W.C. to the ground floor and Main Bedroom with En-Suite, Three Further Bedrooms and Family Bathroom to the first floor. Outside there are gardens to the front and rear, with off road parking leading to Garage to the front with large garden to the rear. There are numerous amenities close to hand including a new Aldi supermarket, schools and there is excellent access to Chester, Wrexham, Mold and the A483 for commuting.

- STUNNING FOUR BEDROOM
- DETACHED HOUSE
- SPACIOUS & BEAUTIFULLY PRESENTED
- POPULAR AREA
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- GOOD SIZED GARDEN TO THE REAR
- UTILITY ROOM
- OFF ROAD PARKING
- GARAGE



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Composite double glazed and frosted door which leads into the spacious entrance hallway.

ENTRANCE HALLWAY

With UPVC double glazed window to front, tiled floor, doors off to Study and Kitchen/Diner, smoke alarm, Staircase rising off to the first floor accommodation, Radiator.

STUDY

8'2" x 8'0" (2.51m x 2.45m)

With UPVC Double glazed window to the front with radiator beneath, carpeted flooring.

OPEN PLAN KITCHEN/DINING/LIVING ROOM

26'5" x 11'7" (8.07m x 3.54m)

Beautifully presented fitted kitchen with a good range of wall and base cupboards with complementary worktop surfaces, incorporating one and half bowl sink unit and drainer with mixer tap, built in Five ring gas hob with stainless steel canopy extractor hood above, built in electric oven and grill, Integral fridge, Integral freezer, breakfast bar, tiled floor, radiator, door to Utility room, French style doors to rear.

DINING AREA

Spacious Dining area with UPVC Double glazed French style doors with matching side windows opening to the rear garden, UPVC Double glazed window to the rear, continuation of tiled floor, double doors opening to the lounge

UTILITY ROOM

7'4" x 6'0" (2.25m x 1.83m)

Having wall and base cupboards with worktop surfaces incorporating stainless steel single drainer sink unit with mixer tap, Plumbing for washing machine, tiled floor, radiator, door to cloakroom WC, UPVC Double glazed and frosted door to the side, wall cupboard housing Gas Central Heating Boiler.

DOWNSTAIRS CLOAKROOM

Comprising of a pedestal wash hand basin, dual flush low level w.c., radiator, tiled floor, extractor fan.

LOUNGE

17'0" x 11'1" (5.19m x 3.39m)

Good sized room and Beautifully presented with UPVC Double glazed window to the front, with radiator beneath, carpeted flooring.

FIRST FLOOR LANDING

With access to the loft space, radiator, airing cupboard, carpeted flooring, doors off to bedrooms and family bathroom.

MAIN BEDROOM

Beautifully presented and spacious Bedroom comprising of a UPVC Double glazed window to front with radiator beneath, carpeted flooring, Fitted wardrobe with mirrored sliding doors, door to Ensuite shower room.

EN SUITE SHOWER ROOM

7'8" x 3'11" (2.36m x 1.20m)

Comprising of a Dual sized shower cubicle, pedestal wash hand basin, dual flush low level w.c., Extractor fan, Chrome ladder style radiator, laminate flooring, UPVC Double glazed frosted window to the side.

BEDROOM TWO

11'1" x 8'9" (3.40m x 2.67m)

With UPVC Double glazed window to the front, with radiator beneath, carpeted flooring, fitted wardrobes with mirrored sliding doors, built in storage cupboard

BEDROOM THREE

13'5" x 8'6" (4.09m x 2.61m)

UPVC Double glazed window to the rear with radiator beneath, built in wardrobes with mirrored doors.

BEDROOM FOUR

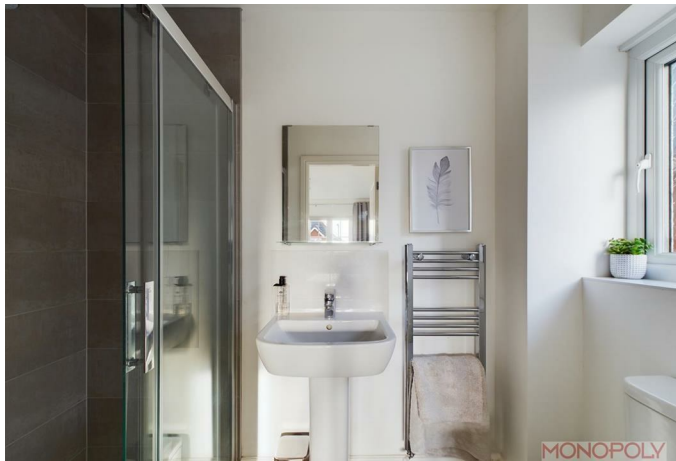
8'5" x 7'11" (2.58m x 2.43m)

With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring.

FAMILY BATHROOM

Beautifully presented bathroom comprising of a Step-in shower cubicle, Panel enclosed bath with shower attachment, pedestal wash hand basin, dual flush low





level w.c., part tiled walls, Extractor fan, electric shaver point, Chrome ladder style radiator/towel rail, UPVC double glazed and frosted window to the rear.

OUTSIDE TO THE FRONT

The property has a drive way to the front with off road parking for two to three vehicles and which leads to the garage. The garden is laid to lawn and pathway from the drive leads to the front entrance door.

OUTSIDE TO THE REAR

There is a paved patio/sitting area which overlooks the garden which is laid mainly to lawn and there is also a decked sitting area. The garden is made private by wooden and panel enclosed fencing

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.

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 PETE on 07907 419605 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

There is a service charge for the estate for which the vendor is currently paying £75.00 per annum
Please see Key Facts for buyers in Web Link.



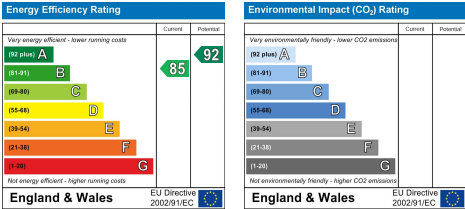


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