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Llay | Wrexham | LL12 0QN

£272,5

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Located in the SOUGHT AFTER area of Hickleton Grove, Llay, Wrexham, this stunning Three-Storey Three Bedroom semi-detached Townhouse, which offers a perfect blend of modern living and comfort. With Three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The open-plan kitchen/dining/living room creates a welcoming atmosphere, perfect for entertaining guests or enjoying quiet evenings at home. The property benefits from Gas central Heating, UPVC Double glazed windows and Sprinkler system. This townhouse features two bathrooms, ensuring convenience for all residents. The good-sized enclosed garden provides a private outdoor space, ideal for children to play or for hosting summer barbecues. Additionally, the property boasts parking for two vehicles, a valuable asset in today's busy world. Situated in a great location, this home benefits from easy access to local amenities and transport links, making it a practical choice for both commuting and leisure. This property is not just a house; it is a place where memories can be made. Don't miss the opportunity to make this delightful townhouse your new home.

- THREE BEDROOM/THREE STOREY FAMILY HOME
- SEMI-DETACHED TOWN HOUSE
- OPEN PLAN KITCHEN/ LIVING/ DINING ROOM
- PRINCIPAL WITH EN-SUITE
- WALK IN DRESSING ROOM
- DOWNSTAIRS WC/FAMILY BATHROOM
- GAS CENTRAL HEATING
- OFF ROAD PARKING
- EXCELLENT LOCATION
- UPVC DOUBLE GLAZING



## ACCOMMODATION TO GROUND FLOOR

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

## ENTRANCE HALLWAY

With staircase rising off to the first floor accommodation, radiator and door to the kitchen.

## OPEN PLAN KITCHEN/DINING/LIVING ROOM

30'7" x 12'5" (9.328m x 3.788m)

Stunning fitted range of Modern wall and base units, with complementary worktop surfaces, incorporating a one and half bowl sink unit and drainer with mixer tap, Built in Four ring gas hob, electric double oven and grill, with stainless steel canopy extractor hood over, Integral fridge freezer, LVT flooring, door to Cloakroom, UPVC Double window to the front.

IN THE LIVING AREA: Lovely space with UPVC Double glazed French Style doors with matching side windows opening to the rear garden, radiator, carpeted flooring.

## DOWNSTAIRS CLOAKROOM

Comprising of dual flush low level w.c., UPVC Double glazed and frosted window to the side, pedestal wash hand basin, radiator, LVT flooring.

## FIRST FLOOR LANDING

UPVC Double glazed window to the side, radiator, carpeted flooring, storage cupboard, door to the inner hallway.

## BEDROOM TWO

12'5" x 9'9" (3.798m x 2.98m)

With UPVC Double glazed window to the rear with radiator beneath, wardrobes with mirrored sliding doors, carpeted flooring.

## BEDROOM THREE

10'7" x 6'0" (3.25m x 1.85m)

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

## FAMILY BATHROOM

Comprising off a panel enclosed bath with shower attachment, pedestal wash hand basin, dual flush low level w.c, half height tiled walls, electric shaver point, tiled floor, Chrome ladder style radiator/ towel rail, spots to the ceiling.

## INNER LANDING AREA

With UPVC Double glazed window to the front, with radiator beneath, staircase rising off to the second floor, carpeted flooring.

## SECOND FLOOR PRIMARY BEDROOM

14'5" x 12'5" (4.40m x 3.80m )

Stunning room comprising of UPVC Double glazed windows to the front and side, two radiators, carpeted floorings, door to the En suite shower room and door off to the dressing room.

## EN SUITE SHOWER ROOM

With UPVC Double glazed Velux window to ceiling, dual sized shower

cubicle, pedestal wash hand basin, dual flush low level w.c, Chrome ladder style radiator/ towel rail, electric shaver point, extractor fan,

## WALK IN WARDROBE

With UPVC Double glazed Velux window to the ceiling, hanging and shelving space, storage to the eaves, radiator, carpeted flooring.

## OUTSIDE TO THE FRONT

Driveway to the front offering off road parking for two vehicles, pebbled area and paved pathway to the front door and extending to the right hand side where there is gated access to the side and to the rear.

## OUTSIDE TO THE REAR

Beautifully presented garden with paved patio/sitting area leading to the lawned garden and made private with wooden fencing to boundaries.

## 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

Please see Key Facts for buyers in Web Link. The boiler has been serviced every year.







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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A		85
(81-91) B			85
(69-80) C			85
(55-68) D			85
(39-54) E			85
(21-38) F			85
(1-20) G			85
Not energy efficient - higher running costs			85

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		85
(81-91) B			85
(69-80) C			85
(55-68) D			85
(39-54) E			85
(21-38) F			85
(1-20) G			85
Not environmentally friendly - higher CO <sub>2</sub> emissions			85

EU Directive 2002/91/EC

England & Wales



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