



Seventh Avenue, Wrexham LL12 0SX Offers In Excess Of £80,000

****IDEAL FOR A FIRST TIME OR INVESTMENT BUYER**** This is a fantastic opportunity to purchase a 2 bedroom ground floor maisonette located in the village of Llay. This excellent property is well presented throughout and offers 2 bedrooms, gas central heating and a designated car parking space. The village of Llay offers a number of local amenities close to hand including shops, School and has excellent access to Wrexham, Mold and Chester. In brief the property comprises of; hallway, open plan kitchen, living/dining area, 2 bedrooms and bathroom.

- A fantastic 2 bedroom ground floor maisonette
- Gas central heating
- NO CHAIN
- Ideal for first time or investment buyers
- 1 Designated car parking space
- VIEWING HIGHLY RECOMMENDED



Hallway

With wood effect flooring.

Lounge/Kitchen

4.60m x 2.91m (15'1" x 9'6")

The lounge area has a double glazed window to the rear and wood effect flooring. The kitchen is fitted with matching wall, drawer and base units, work surface with inset stainless steel sink and drainer, built in electric oven, 4 ring gas hob with extractor fan over, plumbing for a washing machine, wall mounted gas combination boiler, double glazed window, part tiled walls.

Bedroom 1

3.56m x 2.47m (11'8" x 8'1")

Well presented with a double glazed window to the rear, fitted wardrobes, wood effect flooring.

Bedroom 2

2.65m x 1.91m (8'8" x 6'3")

With a double glazed window to the front, wood effect flooring.

Bathroom

1.80m x 1.90m (5'10" x 6'2")

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls, tile effect cushioned flooring.

Parking

There is one designated car parking space.

Additional Information

The property is leasehold.... The owner informs us that the service charges are circa £30 PCM with 999 years from January 2006.





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01978 800186 or 01244 560610 or 01691 880407
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
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Not environmentally friendly - higher CO ₂ emissions		
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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.

