



Market Square, Fifth Avenue, Llay LL12 0SA

£625

Located in the popular village of Llay, this one-bedroom studio apartment available to rent, offers a practical and low-maintenance home. The village has a good range of amenities, including shops, a post office, pharmacy, and places to eat, with regular bus links and easy road access to Wrexham and surrounding areas.

The property features an open-plan kitchen and lounge, a modern shower room, and a useful storage room, providing everything needed for comfortable day-to-day living.

- WELL PRESENTED ONE BEDROOM STUDIO
- STUDY/STORAGE ROOM
- POPULAR, CONVENIENT LOCATION
- OPEN PLAN MODERN LOUNGE KITCHEN
- MODERN SHOWER ROOM



Studio

Composite door leads into open plan lounge/kitchen area. UPVC double glazed window to front elevation with blind. Recessed lighting, electric storage heater. Kitchen houses a range of wall, drawer and base units with work surface over. Integrated double oven with electric hob and extractor above. Stainless steel sink unit with mixer tap. Space and plumbing for washing machine, splash-back tiling and vinyl flooring.

There is an inner hall which leads to a further open plan space with Velux sky light, carpet flooring, electric heater and recessed LED lighting. Door off the hall leads to a study/storage space which includes a ceiling light point, carpet flooring and electric heater storage heater.

Shower Room

Inner hall with ceiling light point and carpet flooring leads to shower room with three piece suite comprising low-level WC, pedestal hand wash basin and double walk-in electric shower cubical. Heated towel rail, LVT flooring, part tiled walls, ceiling light point and extractor.

Location

The studio is located via a driveway in-between the pharmacy and hairdressers on fifth avenue in Llay which leads to a courtyard. The studio is on the left.



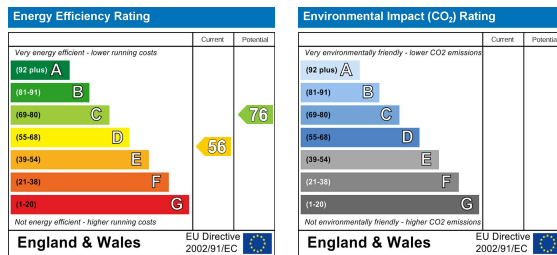
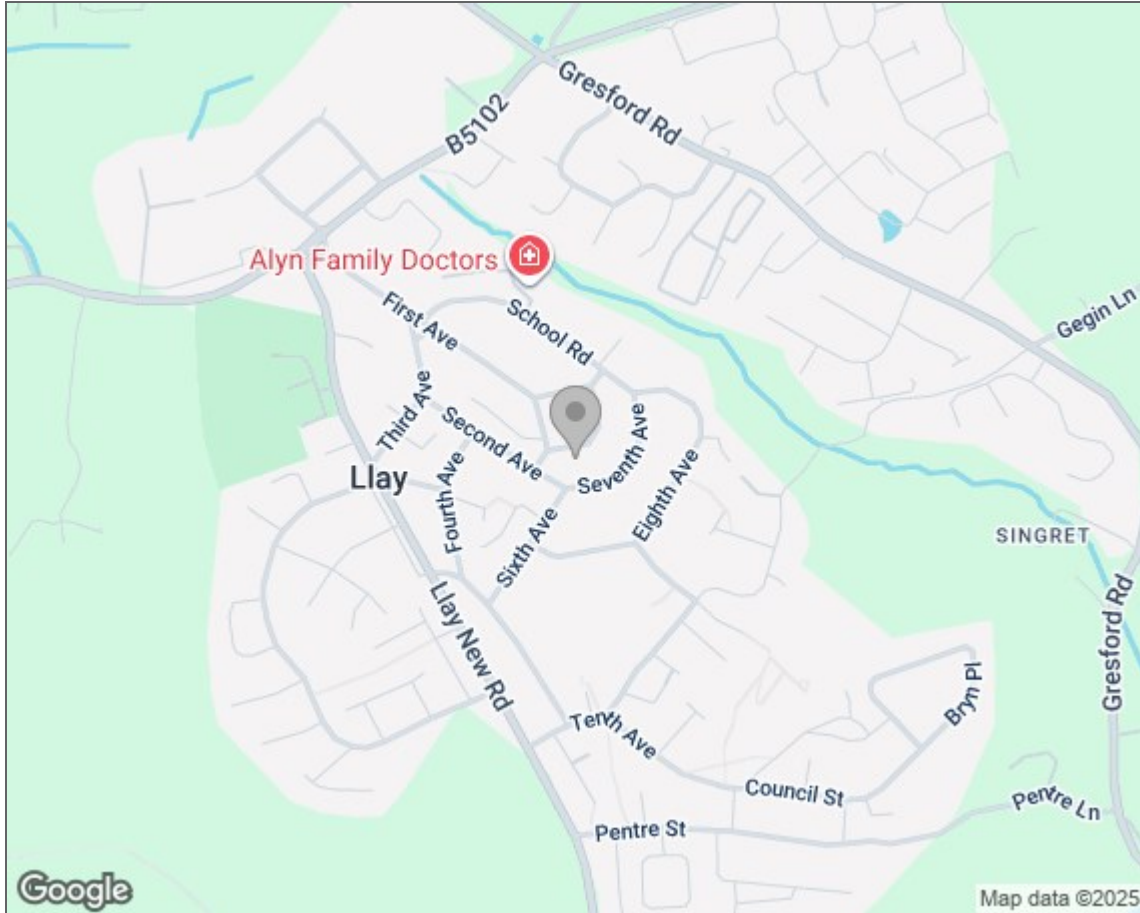




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intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

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