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Third Avenue, Llay

£184,999

Sitting on a plot with a generous size frontage offering ample off road parking and access to a single garage, this three bedroom property enjoys the benefits of gas central heating along with UPVC double glazing, the property in brief comprises an entrance hall, living room, and L-shaped kitchen/dining room and first floor landing offering access to all three bedrooms and a shower room. The property is being sold with the benefit on NO ONWARD CHAIN.

Imperial Buildings, King Street, Wrexham, LL11 1HE
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TEL: 01978 291345

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Externally Front

Having a large frontage this property can be accessed through an iron pedestrian gate with a lawn garden to the right hand side, or through double iron gates allowing vehicle access and opening to slate chip off-road parking in front of a single garage.

Entrance Hall

7'6 x 5'7

The property is entered through a timber panel single glazed front door which opens to an entrance hall with a radiator, stairs off rising to the first floor accommodation and glazed doors opening to the living room and kitchen/dining room.

Living Room

16'6 x 11'

A double aspect room with windows facing to both front and rear elevations and having a radiator and feature fireplace.

Kitchen/ Dining Room

13'5 x 16'6 max

An L shaped kitchen/dining room fitted with white wall, base and drawer units with stainless steel handles. Ample work surface space housing a stainless steel single drainer sink unit with mixer tap, there is space for a cooker with a stainless steel and glass canopy extractor hood above, space and plumbing for a washing machine. There is a radiator, carpets in the dining area and ceramic tiles in the kitchen area, under stairs storage cupboard and two windows facing the rear elevation, one window facing the side elevation and a further window facing the front elevation along with a UPVC double glazed back door.

First Floor Landing

First floor landing

With a radiator, access to the loft space and a window facing rear elevation along with doors off to the shower room and to all three bedrooms.

Bedroom One

16'6 x 10'3

A double aspect room with windows facing front and side elevations and radiator.

Bedroom Two

8'x 8'

With a radiator and window facing the front elevation

Bedroom Three

8'x 7'10

With a window facing the rear elevation and a radiator.

Bathroom

6'4 x 5'8

Installed with a corner shower enclosure along with a low-level WC and pedestal wash hand basin, partially tiled walls with a chrome heated towel rail and opaque window facing the front elevation.

Externally Rear

Predominantly laid to lawn along with concrete patio area and outside water supply, established shrub and hedge borders offer privacy.

Services

The agents have not tested any of the appliances listed in the particulars.

Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

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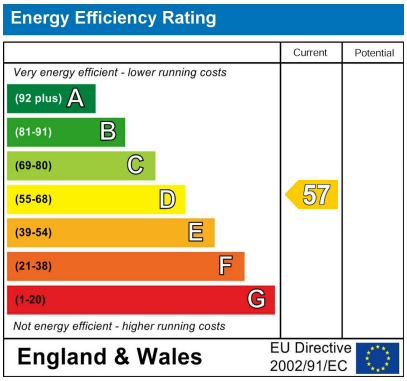

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