



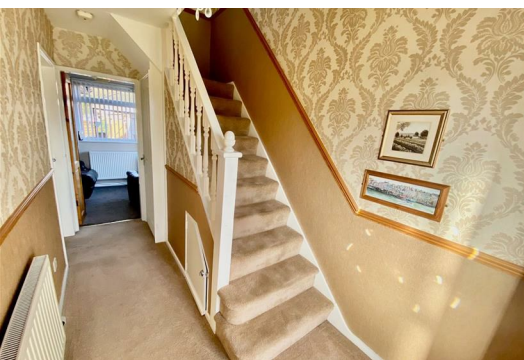
55 St. Davids Crescent

Llay, Wrexham, LL12 0PP

£210,000



Located on a crescent in the popular and family friendly village of Llay, this beautifully presented three bedroom semi-detached property benefitting from UPVC double glazing and gas central heating. Being improved and modernised by the current owner, as well as being extended to the rear. Externally, to the front of the main residence there are double iron gates which open to driveway parking and an attractive lawned garden with a pergola positioned to the front. Entered via a composite double glazed entrance door, which has a canopy porch above external courtesy light to the side. Viewings are highly recommended!



Entrance

The property is entered via a composite double glazed front door, opening to an inviting entrance hall. Stairs rising to the first floor with spindle, balustrades, and a storage cupboard below. Internal doors to:

Lounge 14'7 x 11'2 (4.45m x 3.40m)

Featuring a living flame gas fire set within a marble hearth and Adam style surround. Double glazed window to front. Radiator.

Dining Room 15'6 x 6'7 (4.72m x 2.01m)

Featuring a range of cream gloss units with chrome handles with space for housing American style fridge-freezer. Ceramic tiled flooring. Inset spotlights. Double glazed window to rear. Patio door to side. Radiator x2.

Kitchen 11'10 x 10'6 (3.61m x 3.20m)

A beautiful contemporary kitchen fitted with a range of gloss cream wall base and drawer units complimented by chrome handles. Ample worksurface space housing a stainless steel 1 1/2 bowl sink unit with a mixer tap and tiled splashback's. Integrated appliances include a stainless steel hob with extractor above a stainless steel double oven, and a dishwasher. Ceramic tiled flooring with under-unit lighting. Inset spotlights. Double glazed window to side and rear. Radiator. Double glazed door to rear.

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Cloakroom W/C

A modern white suite comprising; Low level W/C. Wash hand basin set in vanity unit. Ceramic tiled flooring and partly tiled walls. Inset spotlights. Opaque double glazed window to side.

Landing

Continuing from the entrance hall, the banisters also have spindle balustrades. Loft access. Double glazed opaque window to side. Doors to:

Bedroom One 11'8 x 9'2 (3.56m x 2.79m)

Fitted wardrobes with sliding mirrored doors. Double glazed window to front. Radiator.

Bedroom Two 9'10 x 9'6 (3.00m x 2.90m)

Having a built-in shelf storage cupboard, which also houses the gas Worcester combination boiler. Double glazed window to rear offering views of Alyn Waters. Radiator.

Bedroom Three 22'11"3'3" x 22'11"3'3" (7'1 x 7'1)

Fitted with wardrobe and a luggage cupboard. Canopy. Double glazed window to rear. Radiator.

Shower Room 6'10 x 5'6 (2.08m x 1.68m)

Vanity unit comprising a low level W/C and a wash hand basin. Large shower cubicle with thermostatic shower. Extractor fan. Inset spotlights. Ceramic tiled flooring. Mostly tiled walls. Opaque double glazed window to front. Radiator.

Garage

A detached prefabricated garage with above and over garage door, power and light.

Outside

The property is accessed via double iron gates to a driveway providing ample off road parking. There is an attractive lawned garden with a pergola positioned to the front, with a canopy porch above and external light to side. Further double iron gates open to the rear of the property with a further lawn and a raised flower bed outside lights and a water supply. A single iron gate opens to the rear garden which itself is lawned with timber gated access leading to a further parking space access by the rear of the property. Access to a single detached garage.

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

If you would like to make an offer, please contact the office and one of the team will assist you further.

Services (Wrexham)

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

Mortgage Advice (Wrexham)

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.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

Additional Information (Wrexham)

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.

Area Map



Floor Plans



Energy Efficiency Graph

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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