

Town & Country

Estate & Letting Agents

Sixth Avenue, Llay, Wrexham

£210,000



Situated within this popular village offering easy access to Wrexham, Chester, as well as local motorway networks and a host of day-to-day amenities and facilities, this well-presented semi-detached property benefits from UPVC double glazing and gas central heating. The accommodation briefly comprises an entrance hall with an open throughway to a kitchen/dining room fitted with shaker-style wall and base units, with a utility room off. A double-aspect living room featuring a solid-fuel burner completes the ground floor accommodation. To the first floor, the landing provides access to a modern three-piece shower room and four bedrooms. Externally, to the front of the property is a lawned garden with shrub borders, whilst to the rear is a low-maintenance garden mainly laid to gravel with paved pathways and a raised patio area.

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DESCRIPTION

The property is a semi-detached home located within a popular village with access to Wrexham, Chester, local motorway networks, and a range of everyday amenities. The accommodation comprises an entrance hall, a kitchen/dining room with adjoining utility room, and a dual-aspect living room with French doors opening to the rear garden. To the first floor there are four bedrooms and a shower room. Externally, the property has a lawned garden to the front with pathway access and gated side entry, while the rear garden is designed for low maintenance with gravel, paved pathways, and a raised patio area. The property also benefits from UPVC double glazing and gas central heating.

LOCATION

Sixth Avenue is a residential street located within the village of Llay in the Wrexham County Borough area of North Wales. The village offers a range of local amenities including shops, schools, and community facilities, and lies close to surrounding villages such as Gresford and Gwersyllt. The area also benefits from road links providing access to the nearby towns and cities of Wrexham and Chester.

ENTRANCE HALL

7'3" x 3'3"

An opaque UPVC double-glazed door opens onto ceramic tiled flooring, with

stairs rising to the first-floor accommodation. A light oak veneer door opens into the living room, with an open throughway leading to the kitchen.



KITCHEN/DINING ROOM

16'1" x 9'5"

With a continuation of the ceramic tiled flooring, this kitchen features two radiators, a window facing the front elevation, and two windows facing the rear elevation. There is an understairs storage cupboard, a meter cupboard, and a partially glazed door opening into the utility room. The kitchen area is fitted with a range of light grey wood-grain effect shaker-style wall and base units, complemented by stainless steel handles and work surface space housing a ceramic one-and-a-half bowl sink unit with mixer tap and tiled splashback. There is space for a range cooker with extractor hood above, along with space and plumbing for a dishwasher.



UTILITY ROOM

7'1" x 5'4"

Having ceramic tiled flooring and housing the gas combination boiler, the utility room provides space and plumbing for a stacked washing machine and dryer. A UPVC double-glazed door opens to the rear garden.



LIVING ROOM

16'7" x 10'9"

A double-aspect room with a window to the front elevation with a radiator below, along with UPVC double-glazed French doors opening to the rear garden. The room features wood-grain effect laminate flooring and a cast-iron multi-fuel burner set on a granite hearth with an oak mantel.



FIRST FLOOR LANDING

With a radiator, a window to the rear elevation, and access to the loft.



BEDROOM ONE

10'2" x 9'6"

With a window to the front elevation, radiator below, and wood-grain effect laminate flooring.



BEDROOM FOUR

6'8" x 6'6"

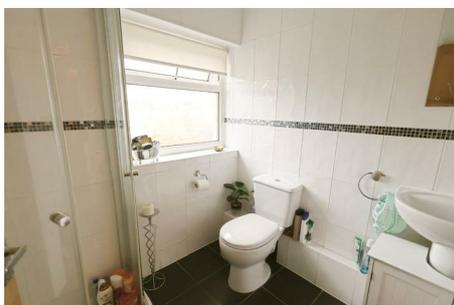
Having wood-grain effect laminate flooring, a window to the rear elevation, and a radiator below.



BEDROOM TWO

7'9" x 8'2"

With a radiator and window to the rear elevation.



SHOWER ROOM

5'8" x 5'7"

The shower room is fitted with a modern three-piece white suite comprising a corner shower enclosure with electric shower, a dual-flush low-level WC, and a pedestal wash hand basin. The flooring is ceramic tiled, the walls are fully tiled, and there is an opaque window to the front elevation.



BEDROOM THREE

7'9" x 7'3"

With a radiator and window facing the front elevation.



EXTERNALLY

With a low brick wall to the front, the

property is entered through an iron gate opening onto a brick-block pathway which dissects lawned gardens with shrub borders and leads to the front door, as well as iron-gated side access to the rear garden. The low-maintenance rear garden is mainly gravelled with paved pathways and a raised decked patio area. There is a brick outbuilding and a timber shed, along with outside lighting, an external water supply, and gated pedestrian access to the rear.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band: C £1,949.00

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.

To Make an Offer (Wrexham)

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

Viewings (Wrexham)

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



Ground Floor



Floor 1

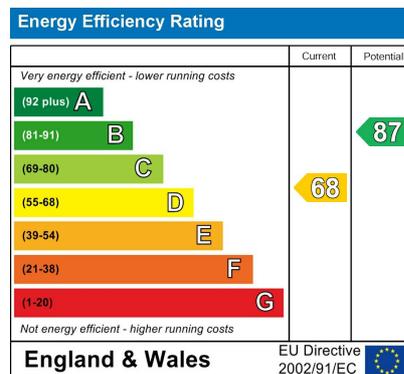
Approximate total area¹⁾
 836 ft²
 77.7 m²

¹⁾ Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.