

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.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345



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 TWO

7'9" x 8'2"

With a radiator and window to the rear elevation.



BEDROOM THREE

7'9" x 7'3"

With a radiator and window facing the front elevation.



BEDROOM FOUR

6'8" x 6'6"

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



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.



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

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

No statement made by the Agent regarding the condition, construction, structure, foundations, roof, state of repair, defects or suitability of the property should be regarded as a survey, structural assessment or professional opinion. Neither the Agent nor the Seller warrants that the property is structurally sound or free from defects. Prospective purchasers are strongly advised to commission their own appropriate survey, inspection and/or specialist reports from suitably qualified professionals before entering into a binding commitment.

The Agent has not tested any appliances, equipment, fixtures, fittings, heating systems, boilers, electrical installations, plumbing, drainage, utilities, telecommunications or other services unless expressly stated otherwise in writing. No warranty is given that any such items or services are present, connected, in working order, safe, compliant with applicable requirements or suitable for the purchaser's intended use. Purchasers should arrange their own inspections and testing where required.

Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

Prospective purchasers should undertake their own due diligence and obtain such legal, financial, surveying, structural, environmental and other professional advice as they consider appropriate before exchange of contracts or otherwise becoming legally committed to the purchase.

The property may be sold, withdrawn or otherwise become unavailable without notice, and prospective purchasers are advised to confirm availability with the Agent before travelling to view.

No employee, representative or negotiator of the Agent has authority to give any representation, warranty or guarantee in relation to the property unless expressly confirmed in writing by an authorised person.

Nothing in this disclaimer is intended to exclude, restrict or limit any liability or consumer right which cannot lawfully be excluded, restricted or limited.

These particulars are provided for guidance only and are subject to verification and, where applicable, the Seller's approval

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.



Approximate total area⁽¹⁾
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.

