



Sixth Avenue, Wrexham LL12 0SR

£650

A spacious three bedroom semi detached house located in the popular of village of Llay which is well situated for access to the A483, both Wrexham, Chester and is also within driving distance to the historic Market Town of Mold. The internal accommodation comprises an entrance hallway, lounge, kitchen/diner, rear porch, three bedrooms and shower room. Externally there are garden to the front and rear. "VIEWING HIGHLY RECOMMENDED!"

- A THREE BEDROOM SEMI DETACHED HOUSE
- DOUBLE ASPECT LOUNGE
- KITCHEN/DINER
- POPULAR & CONVENIENT LOCATION
- LOVELY LOW MAINTENENCE REAR GARDEN
- GAS CENTRAL HEATING



Hallway

Upvc front door, laminate flooring, stairs to first floor, doors to lounge and kitchen.

Kitchen/Diner

5.06 x 4.27 max (16'7" x 14'0" max)

Fitted kitchen with base and wall units, laminate worktop, stainless sink/drain, window to front and two windows to rear, laminate flooring, under stairs storage cupboard and door to rear porch.

Rear Porch

2.16 x 1.50 (7'1" x 4'11")

Tiled flooring, external door to side, gas boiler.

Bedroom One

5.07 x 3.27 (16'7" x 10'8")

Carpeted flooring, windows to front and rear, fitted wardrobes, built in storage cupboard.

Bedroom Two

2.58 x 2.52 max (8'5" x 8'3" max)

Carpeted flooring, window to rear.

Bedroom Three

2.53 x 2.43 (8'3" x 7'11")

Carpeted flooring, window to front.

Bathroom

1.91 x 1.87 (6'3" x 6'1")

White w.c, hand wash basin, corner shower with electric shower over, tiled flooring and walls and window to front.

Outside

Front garden with gate and brick wall to front, path to front door, lawn to both side, fencing to side. A hard landscaped rear garden with brick outdoor store, gate to rear and timber deck.

Additional Information

A selection of white goods and some furniture may be available to stay in the property on the basis that if they breakdown the landlord will not replace.

If a tenant breaks them due to mis use they will be liable to replace. Upvc double glazing and gas central heating. NO SMOKING, NO PETS.

Lounge

3.44 x 5.00 max (11'3" x 16'4" max)

Laminate flooring, windows to front and rear, fireplace and coving.









Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

MONEY LAUNDERING REGULATIONS 2003

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

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.

