



## Llys Y Groes, Wrexham LL13 7AG Offers In Excess Of £260,000

"VIEWING HIGHLY RECOMMENDED!" A brilliant opportunity to purchase an exemplary three bedroom detached property situated on a popular residential development close to Wrexham town centre. Conveniently located for access to the town centre, the A483, Wrexham Maelor hospital and Moneypenny. The beautifully presented internal accommodation comprises an entrance hallway, lounge, stunning kitchen/diner, downstairs WC, three well proportioned bedrooms including a main bedroom with en suite shower room and a family bathroom. Externally there are attractive gardens to the front and rear, off road parking and an integral single garage.

- A THREE BEDROOM DETACHED HOUSE
- MAIN BEDROOM WITH CONTEMPORARY EN SUITE
- OFF ROAD PARKING & SINGLE GARAGE
- STUNNING KITCHEN/DINER
- ATTRACTIVE GARDENS
- POPULAR & CONVENIENT LOCATION



## Entrance Hallway

Wood effect flooring, composite front door, stairs to first floor, door to lounge.

## Lounge

4.46 x 3.23 (14'7" x 10'7")

Carpeted flooring, window to front, door to kitchen.

## Kitchen/Diner

7.16 x 3.13 (23'5" x 10'3")

A range of wall and base units with laminate worktops, stainless sink/drainage with mixer tap, four ring gas hob with extractor hood over, stainless splashback, single oven, dishwasher, washing machine/dryer, fridge/freezer, window to rear, French doors to rear.

## Downstairs WC

1.58 x 1.05 (5'2" x 3'5")

White wc and hand wash basin, window to rear and tiled flooring.

## First floor landing

Carpeted flooring, doors to three bedrooms and bathroom.

## Bedroom One

5.11 x 3.34 (16'9" x 10'11")

Window to front, fitted wardrobes with mirrored sliding doors, door to en suite.

## En Suite

2.54 x 1.68 (8'3" x 5'6")

Oversized walk in shower, white w.c, hand wash basin, chrome towel radiator, tiled walls and flooring, window to rear, extractor and spotlights. Shaver point.

## Bedroom Two

4.21 x 2.83 (13'9" x 9'3")

Window to front and carpeted flooring.

## Bedroom Three

3.31 x 2.54 (10'10" x 8'3")

Window to rear, carpeted flooring and attic hatch.

## Bathroom

2.00 x 1.7 (6'6" x 5'6")

White panel bath with mains shower over, w.c, hand wash basin, window to rear, tiled flooring, part tiled walls, chrome towel radiator, extractor, airing cupboard.

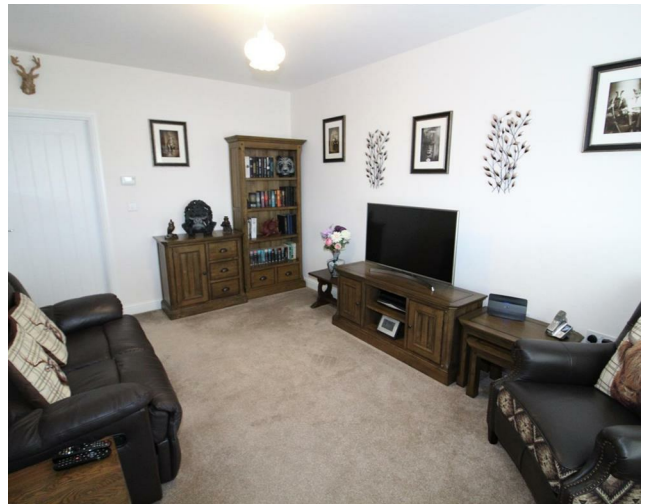
## Outside

Double width brick laid drive leading to an integral garage with a generous low maintenance garden to the side. Path and gate to an attractive enclosed rear garden with a patio adjacent to the house, lawn, planted borders and handy bin storage area to side.

## Additional Information

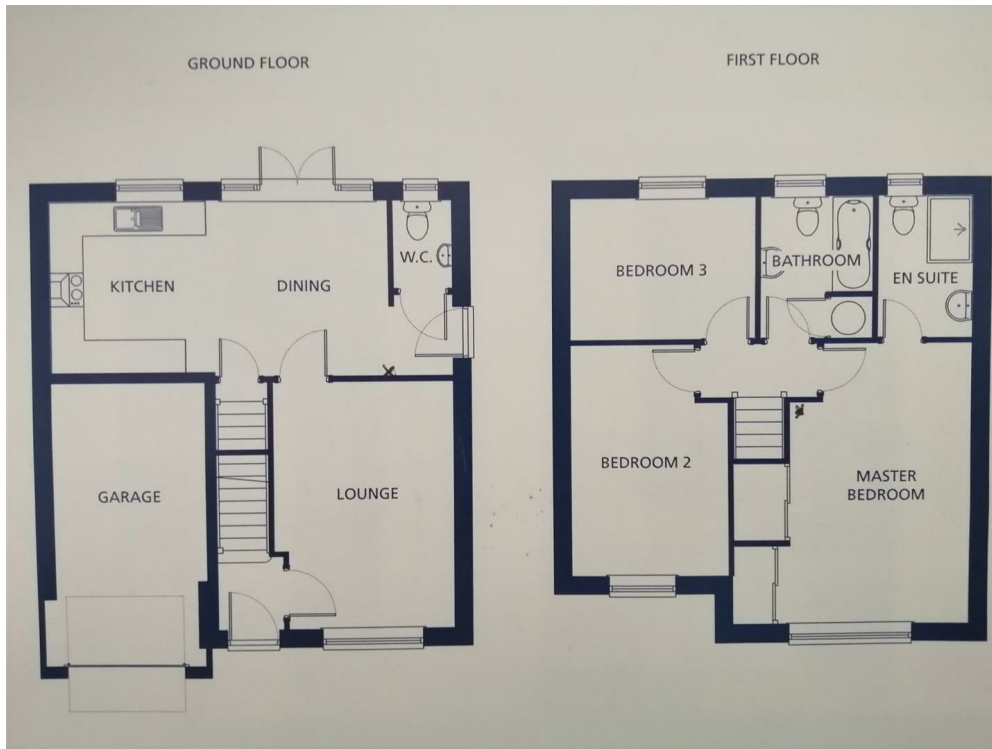
UPVC double glazing, gas central heating, freehold, alarm system, estate maintenance charge of approx £220 per year.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			94
(81-91) B		83	
(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	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> 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.

