

12 Sixth Avenue, Llay, Wrexham , LL12 0SR
£179,950 MW46479



DESCRIPTION: Situated in a popular village location is this generous size 2 bedroom (former 3 bedroom) semi detached property which has living accommodation to briefly comprise entrance hall, cloakroom, lounge, conservatory, fitted kitchen and to the first floor there are 2 double bedrooms and combined bathroom and wc. The accommodation is complimented by gas heating and UPVC double glazing and externally there are large gardens, off road parking and a single garage. **IDEAL FIRST TIME PURCHASE. VIEWING RECOMMENDED. FREEHOLD. COUNCIL TAX BAND C.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 2.00pm Saturday

DIRECTIONS: From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road. Proceed straight across and continue through Rhosddu, Rhosrobin and on into L Lay taking the 2nd left turning into Shones Lane, keep left onto Shones Lane and Sixth Ave will be noted on the right, turn right into Sixth Ave and continue until the property will be noted on the right via the Molyneux for sale sign .



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
Holywell Office: 01352 712271



LOCATION: Situated in a popular village location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.

HEATING Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Under stairs storage. Wood effect floor covering. Stairs rising to first floor. Composite front entrance door.



CLOAKROOM: Fitted low level wc. Tiled floor.

LOUNGE: 17' 10" x 11' 4" (5.44m x 3.45m) Panelled radiator. Solid wood flooring. Fitted fire surround. Display niche with shelving. French doors leading to conservatory.



CONSERVATORY: 13' 7" x 11' 7" (4.14m x 3.53m) Tiled floor. French doors leading to rear garden.



KITCHEN: 13' 4" x 11' 5" (4.06m x 3.48m) Panelled radiator. The kitchen is fitted with a range of wall and base units with worktop surfaces and inset bowl and drainer. Integrated hob. Space and plumbing for automatic washing machine. Stable style UPVC rear entrance door and tiled flooring.





STAIRS AND LANDING: Loft access. Doors leading off to bedrooms and bathroom.

BEDROOM 1: 18' 1" x 11' 5" (5.51m x 3.48m) Fitted range of wardrobe facilities and over bed storage lockers. Wood effect floor covering Window to rear elevation.





BEDROOM 2: 13' 4" x 8' 7" (4.06m x 2.62m) Panelled radiator. Window to rear elevation.



BATHROOM: Panelled radiator. Fitted 3 piece white suite comprising wc, wash hand basin and panelled bath with mixer taps and shower attachment. Cupboard housing gas heating boiler. Built in airing cupboard.



OUTSIDE: To the front of the property there is a drive providing off road parking and leading to the single garage with electric up and over door. The front garden is laid to lawn with borders and there is a gated access leading to the rear. To the rear there is a paved patio area leading onto large lawned gardens and there is a further patio area, decked seating area and garden store. Outside lighting. Outside tap.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey

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