



Forest Road, Wrexham LL12 0UB

£249,950

VIEWING HIGHLY RECOMMENDED"

Monopoly Buy Sell Rent Estate Agents are Delighted to Offer For Sale This EXTENDED and BEAUTIFULLY PRESENTED THREE BEDROOM DETACHED HOUSE, The property has been extended to the rear, providing a Beautifully designed Open Plan Kitchen/ Living Area. The property comprises of a good sized Entrance Hall, Lounge, Open Plan Kitchen/ Dining/ Living Area, Utility Room, Downstairs Cloakroom, rear entrance door to storage room, which was the garage and on the First Floor there are Three Bedrooms, Separate W.C, and a Family Bathroom. Outside to the front there is a Feature Patterned Concrete Driveway which offers off road parking for three vehicles and in turn leads to the single garage with electric up and over door, which has been converted to Part Utility Room and Storage Room. To the rear there is a good sized and private rear garden.

The property also benefits from Gas Central Heating and UPVC double glazed windows throughout.

Located in the POPULAR Village of Llay, which is well situated for access via the A483 to both Wrexham and Chester and which is also within a short driving distance to the historic Market Town of Mold.

- THREE BEDROOM EXTENDED
- OPEN PLAN KITCHEN/ LIVING AREA
- UTILITY ROOM
- GREAT LOCATION
- DOWNSTAIRS CLOAKROOM
- DETACHED HOUSE
- UPVC DOUBLE GLAZING
- GARDEN TO THE REAR
- GAS CENTRAL HEATING



ACCOMMODATION COMPRISING

Covered Porch with a feature composite double glazed and frosted door with matching side panels giving access to the entrance hall.

ENTRANCE HALLWAY

With tiled floor, staircase rising off to the first floor, built in cloaks cupboard

LOUNGE

5.408m x 3.257m (17'8" x 10'8")

UPVC Double glazed windows to the front and side elevations, tiled floor, double panel radiator, Adam style fire surround with gas fire inset.

OPEN PLAN STYLE KITCHEN/LIVING AREA

6.937m x 5.139m (22'9" x 16'10")

Beautifully presented and Extended Open plan Kitchen comprising of a modern fitted kitchen in hi gloss, with a range of wall and base cupboards with concealed lighting, with complementary worktop surfaces, incorporating single drainer sink unit with mixer tap, integral four ring gas hob, electric oven, grill, with stainless steel canopy extractor hood, built in fridge/ freezer, integral dishwasher, tiled floor, DINING AREA: Radiator, storage cupboard,

LIVING AREA

Tiled floor, UPVC Double glazed French style patio doors opening to the rear garden, two radiators, two double glazed velux windows to the ceiling, spotlights to the ceiling, door to the utility room, Venetian painted feature wall

UTILITY ROOM

3.344m x 2.299m (10'11" x 7'6")

UPVC Double glazed window to the rear elevation, stainless steel sink unit with mixer taps, plumbing for washing machine, radiator, tiled floor, extractor fan, door to cloakroom.

DOWNSTAIRS CLOAKROOM

With low level w.c., wash hand basin set into a

vanity unit, radiator, extractor fan, tiled floor, door to rear of the garage.

FIRST FLOOR LANDING

Access to the loft space, single panel radiator, UPVC Double glazed window to the side elevation, airing cupboard, which houses the gas central heating combi boiler,

BEDROOM ONE

3.961m x 2.986m (12'11" x 9'9")

UPVC Double glazed window to the front elevation with radiator beneath, built in wardrobes with mirrored sliding doors,

BEDROOM TWO

3.621m x 2.795m (11'10" x 9'2")

UPVC Double glazed window to the rear elevation with single panel radiator beneath. built in wardrobes with storage over the bed and concealed lighting.

BEDROOM THREE

3.307m x 2.333m (10'10" x 7'7")

UPVC Double glazed window to the front elevation with single panel radiator beneath, built in wardrobes.

FAMILY BATHROOM

Panel enclosed P shaped bath with shower over, pedestal wash hand basin, UPVC Double glazed frosted window to the rear, fully tiled walls, contemporary radiator/ towel rail, tiled floor.

SEPARATE W.C

With low level w.c., UPVC Double glazed frosted window to the side elevation, fully tiled walls, tiled floor.

OUTSIDE TO THE FRONT

The property is approached via a patterned concrete driveway offering off road parking for three vehicles and which in turn leads to the garage



with electric up and over door. The garage is only used for storage as part has been converted to a utility room. The Large front garden is laid to lawn.

OUTSIDE TO THE REAR

Patterned concrete pathway and sitting area leads to private garden which is laid to garden, with further patterned concrete patio/ sitting area. There is also a garden shed and panel enclosed and wooden fencing to the boundaries.









Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs (92 plus) A	81
(81-91) B	
(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 ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus) A	78
(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.

