



Pine Grove | Llay | Wrexham | LL12 0UD

Offers in the region of £245,000



ROSE RESIDENTIAL

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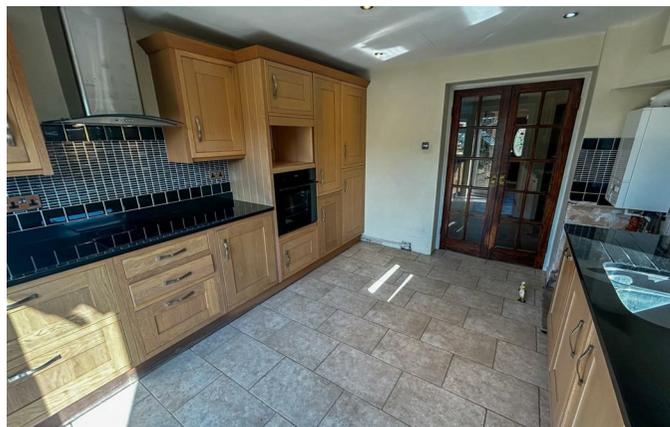
Offering tremendous potential, this property provides an excellent opportunity for purchasers to put their own stamp on a home, as it would benefit from some modernisation. Internally, the property offers generous and well-proportioned accommodation comprising a lounge, fitted kitchen, utility room, three bedrooms, and a family bathroom. Externally, the property occupies a corner plot with both front and rear gardens, along with a single garage.

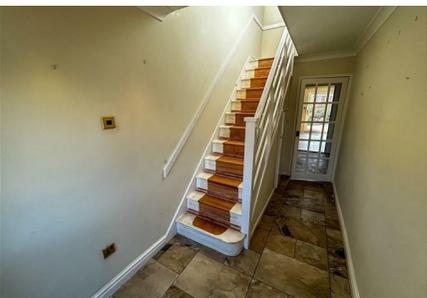
Entrance & Porch

The porch offers a practical entrance into the property but does require some maintenance. It features a front facing wooden, part glazed, door and window to the front elevation.

Hallway

A timber part glazed front door opens into the entrance hall, featuring attractive tiled flooring, access to under stairs storage, and a door leading through to the reception areas.





Lounge

17'5" (max) x 21'10" (max) (5.33 (max) x 6.66 (max))

A spacious l-shaped reception room offering ample space for both lounge and dining areas. The room features a front facing bow window and rear facing patio doors opening onto the garden. Further benefits include a coal effect fire with decorative stone surround, two radiators, and doors leading to the kitchen and utility room.

Kitchen

10'10" x 12'4" (3.32 x 3.76)

A well proportioned kitchen forming the heart of the home, fitted with a range of solid wood wall and base units complemented by granite worktops. An inset sink with mixer tap sits beneath a side facing UPVC double glazed window, while rear facing patio doors provide access to the garden. The kitchen also features an inset electric hob with oven, integrated fridge/freezer and dishwasher, a radiator, and tiled flooring. The Ideal combi boiler (installed in 2022) is wall-mounted, and there is ample space for a dining table, making the room both practical and inviting.

Utility Room

6'0" x 5'10" (1.83 x 1.80)

The utility room is fitted with base units matching the kitchen, complemented by laminate worktops. There is space and plumbing for a washing machine, along with a rear facing window and a side facing wooden part glazed door providing access to the side of the property.

Stairs & Landing

A staircase rises from the hallway to the first floor landing, featuring a side facing UPVC double glazed window, access to the loft and doors leading to the bedrooms and bathroom.

Bedroom One

10'5" x 11'1" (3.18 x 3.38)

A generously sized double bedroom featuring a front facing window, fitted mirrored fronted wardrobes providing excellent storage, and a radiator.

Bedroom Two

10'5" x 8'5" (3.18 x 2.58)

Similar to the main bedroom, this is a double room features mirrored fronted wardrobes, a rear facing window, and a radiator. The room also benefits from a useful storage cupboard, which previously housed the hot water cylinder.



Bedroom Three

6'8" x 8'0" (2.05 x 2.46)

The smallest of the three bedrooms, this well proportioned single room features a front facing window, mirrored wardrobes, and a radiator.

Bathroom

Fitted with a panelled bath with electric shower over and folding glazed screen, low level WC, and pedestal wash hand basin. The room also benefits from a radiator, and a rear facing double glazed window.

External

Garage

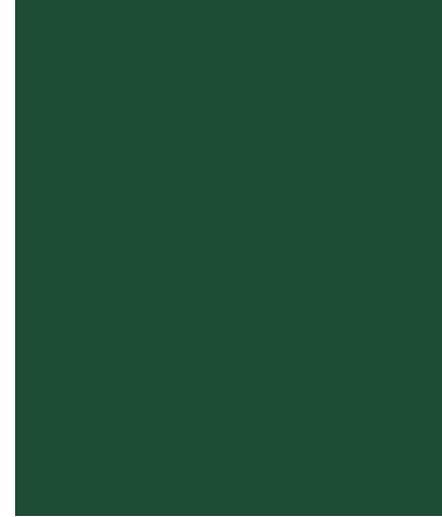
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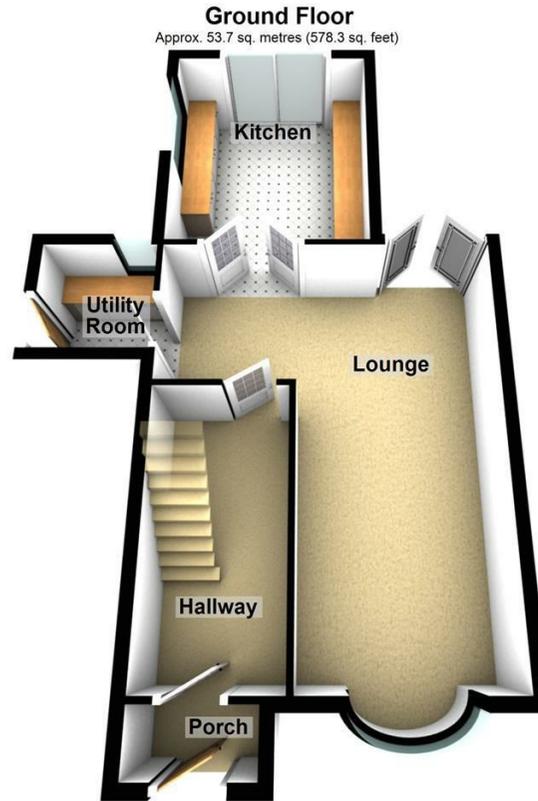
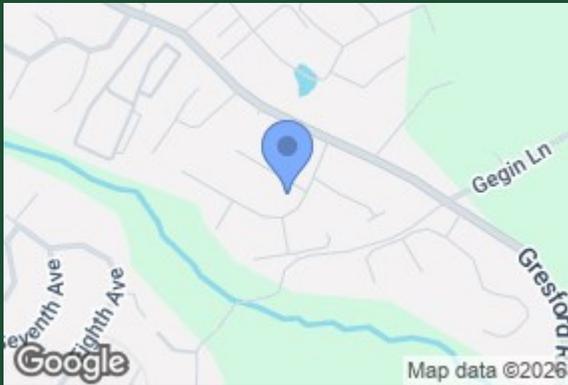
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We are required by law to carry out anti money laundering (AML) checks on all purchasers of property. Whilst we remain responsible for ensuring these checks and any ongoing monitoring are completed correctly, the initial checks are undertaken on our behalf by Lifetime Legal. Once your offer has been accepted, Lifetime Legal will contact you to complete the necessary verification. The cost of these checks is £60 (including VAT), which covers the cost of obtaining relevant data, as well as any manual checks and monitoring that may be required. This fee must be paid directly to Lifetime Legal before we can issue a memorandum of sale, and it is non-refundable.





Total area: approx. 86.7 sq. metres (933.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	57	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Wrexham

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