



Penderyn Way, Llay, Wrexham
Offers Over: £220,000

**Beresford
Adams**





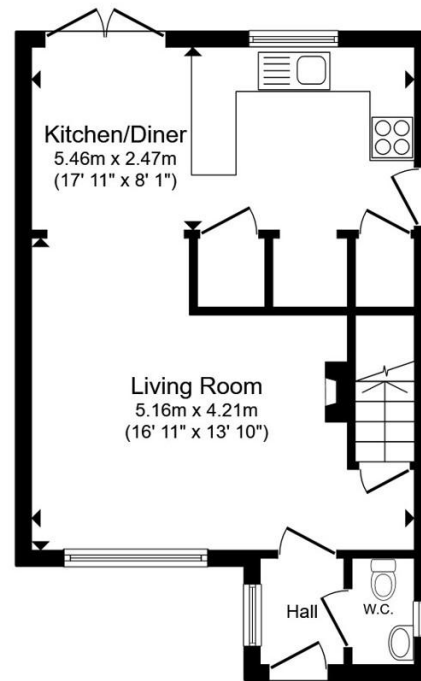


Beresford Adams are delighted to bring to the market this well presented, 3 bedroom semi-detached family home within the village of Llay. This family home benefits from 3 good size bedrooms, modern family shower room, downstairs WC/Cloak & ample off road parking.

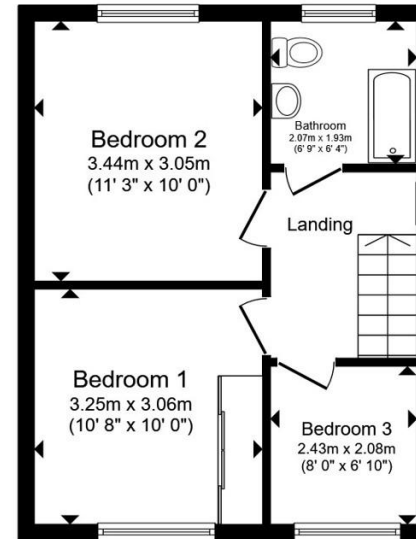
In brief the property comprise of: entrance through a recently added in recent years porch including a WC/cloak and entrance into the internal living accommodation with access to the staircase to the first floor and open plan living room, following on from the living room through an arch is the kitchen/ dining room with ample floor based cupboards and patio doors leading out to the rear garden and side door to the driveway. To the first floor there is a 2 double bedrooms both with built in wardrobes and 1 single bedroom & Modern family shower room with bath with walk-in shower, wc & basin.

Externally to the front the property enjoys a low maintenance block paved driveway with off road parking for 2/3 cars and behind private gates is a car port & further along the drive a detached single garage. To the rear is private garden enjoying a sunny aspect, the rear garden enjoys a patio area and low maintenance gravelled area with raised vegetable beds.





Ground Floor



First Floor

Total floor area 73.2 m² (788 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **C**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

T: 01978 265467

E: wrexham@beresfordadams.co.uk

53 Hope Street, Wrexham, Wreccsam, LL11 1BE

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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