



## Carlton Meadows, Llay LL12 0QU

### £350,000

Welcome to this stunning detached house located on Carlton Meadows, Llay, Wrexham. This property boasts a stunning open plan kitchen/diner and spacious reception room, perfect for entertaining guests or relaxing with your family. With four bedrooms and two bathrooms, there is ample space for everyone in the household to enjoy. Situated on a popular modern residential development, this house offers a good degree of privacy and tranquillity while still being conveniently located near local amenities. The parking area provides space for two vehicles, with space for a further car in the integral garage ensuring you and your guests will never have to worry about finding parking. Whether you're looking for a new family home or a place to host gatherings, this property has it all. Don't miss out on the opportunity to make this charming house your own in the heart of Carlton Meadows.

- A FOUR BEDROOM DETACHED HOUSE
- STUNNING KITCHEN/DINER
- DOWNSTAIRS WC
- FAMILY BATHROOM
- OFF ROAD PARKING
- SPACIOUS LIVING ROOM
- UTILITY ROOM
- MAIN BEDROOM WITH EN SUITE
- GENEROUS REAR GARDEN
- INTEGRAL GARAGE



## Hallway

Composite front door, entrance matting, stairs to first floor, doors to lounge, garage, fitted sliding storage, under stairs.

## Lounge

A brilliant living area with laminate flooring, bay window to front.

## Kitchen/Diner

Stunning fitted range of wall and base units, complementary worktops,, stainless sink drainer, 5 ring gas hob, oven and grill, dishwasher, fridge freezer, window to rear, French doors to rear garden, door to utility, spotlights.

## Utility

Enclosed wall mounted gas boiler, base unit, complementary worktop, sink drainer, mixer tap, space under for washing machine and dryer, external door to rear.

## WC

With toilet, hand wash basin, part tiled walls, laminate flooring, window to side.

## First floor landing

Carpet, doors to bedrooms and bathroom, attic hatch, cupboard housing water tank,

## Bedroom One

Feature window to front, overlooking communal green, carpet, vaulted ceiling, door to en suite.

## Bedroom Two

Carpet, window to front.

## Bedroom Three

Fitted wardrobes, carpet, window to rear.

## Bedroom Four

Carpet, window to rear.

## Bathroom

Panel bath, shower over, shower screen, wc, hand wash basin, part tiled walls, window to rear, tile effect floor, extractor, spotlights.

## Garage

Up and over door, power and lighting.

## Outside

Double width tarmac front drive, lawn to side.

Rear garden with patio wood chip children's play area, further patio area to rear, raised vegetable beds, timber garden store, enclosed rear garden, gate to side.

## IMPORTANT INFORMATION

\*Key facts interactive report link available in video tour and brochure sections. \*

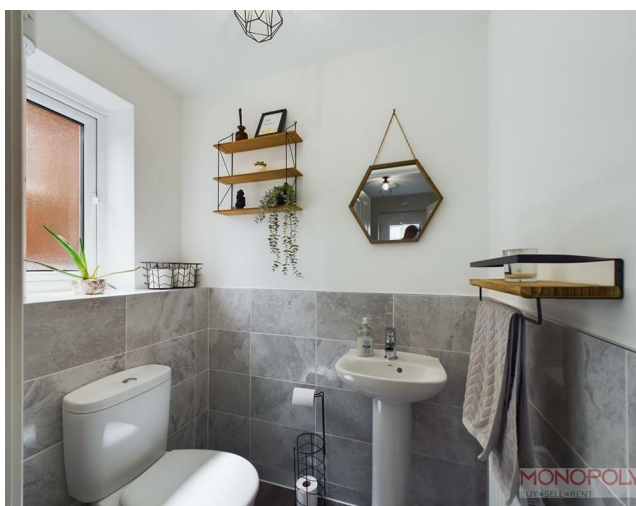
**MONEY LAUNDERING REGULATIONS 2003**  
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

**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



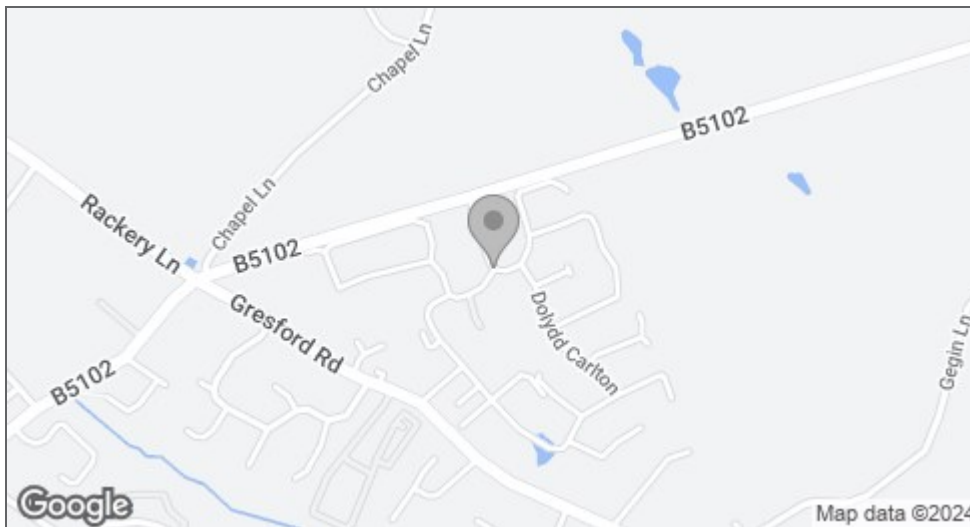
to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.











Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(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.

