



Plot 35 I

Llay | Wrexham | LL12 0NY

£319,995

MONOPOLY[®]

BUY ■ SELL ■ RENT

Plot 351

Llay | Wrexham | LL12 0NY

A NEW BUILD PROPERTY BY ANWYL

THE FARNDON

Four bedrooms and fine living spaces make this a delightful family home.

Families will love the sense of space in this stunning home, with its generously-sized open-plan kitchen/dining area spanning the rear and the wonderful living room to the front.

Then there are the French doors leading to the garden, opening up the outside to family life in full flow.

There are four well-proportioned bedrooms on the first floor, with a luxurious en-suite shower room to bedroom one as well as an additional family bathroom.

- Four spacious bedrooms
- En-suite to bedroom one
- Open-plan kitchen/diner
- Detached with parking
- New build Property
- Popular & Convenient Location



Location

Maes y Rhedyn's North Wales location makes it easy to enjoy all the shopping and leisure options of nearby Wrexham and Chester.

Llay itself is an attractive semi-rural village, with central Wrexham around five miles to the south and Chester around ten miles away. The high street brands and traditional covered markets of Wrexham, and Chester's famous shopping streets including the historic Rows are all easily accessible with regular trains close by from Wrexham General.

Further afield, Maes y Rhedyn is well placed for those who want to enjoy the beauty of the Cheshire countryside or North Wales coast, with the A55 North Wales Expressway only around six miles away. Whilst for commuters, the proximity of employment centres around Wrexham, Chester, Deeside and beyond will prove invaluable, with London also easy to reach thanks to regular trains from Chester.

Internal Accomodation

Ground floor

kitchen/dining 19'7" x 13'2"

laundry cupboard 3'2" x 2'11"

cloaks 5'10" x 3'2"

living room 16'4" x 11'5"

kitchen/dining 5.97m x 4.01m

laundry cupboard 0.96m x 0.90m

cloaks 1.78m x 0.96m

living room 4.97m x 3.48m

First floor

bedroom 1 13'0" x 11'2"

en-suite 8'0" x 4'9"

bedroom 2 11'2" x 10'0"

bedroom 3 11'2" x 8'1"

bedroom 4 9'2" x 8'0"

bathroom 6'3" x 6'1"

bedroom 1 3.96m x 3.40m

en-suite 2.43m x 1.45m

bedroom 2 3.40m x 3.05m

bedroom 3 3.41m x 2.47m

bedroom 4 2.80m x 2.45m

bathroom 1.90m x 1.86m

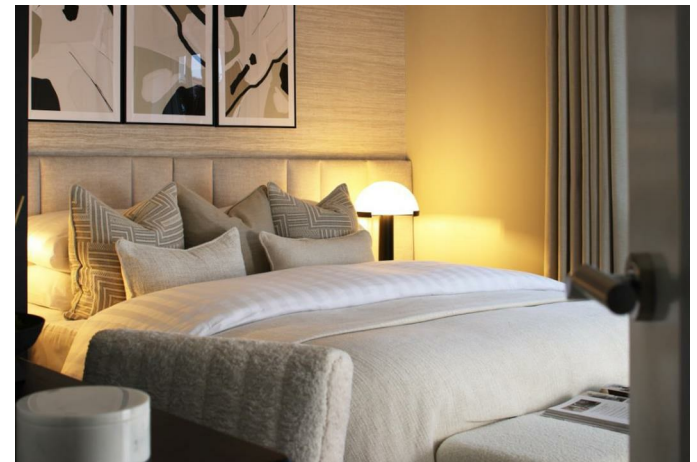
Important information

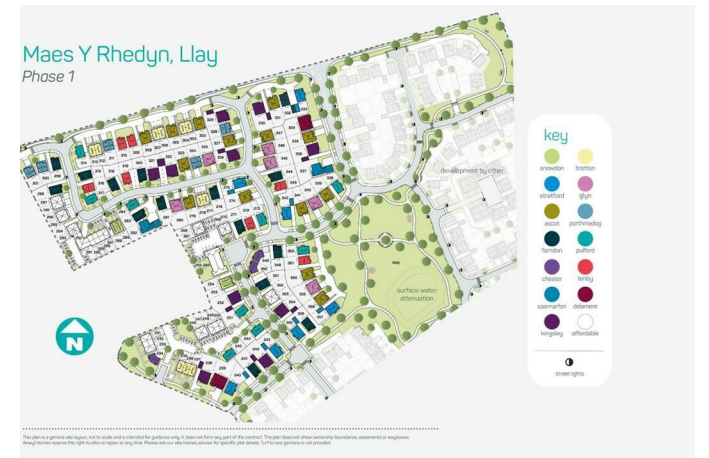
Predicted epc rating B

NOT ALL FIXTURES AND FITTINGS SHOWN ARE AVAILABLE OR INCLUDED, PLEASE CONTACT THE SALES TEAM TO DISCUSS

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.







ideal for spacious living

ground floor

kitchen/dining 19'7" x 13'2"
 laundry cupboard 3'2" x 2'11"
 cloaks 5'10" x 3'2"
 living room 16'4" x 11'5"

kitchen/dining 5.97m x 4.01m
 laundry cupboard 0.96m x 0.90m
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first floor

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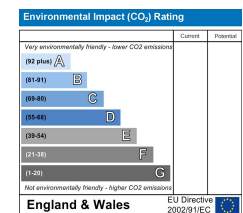
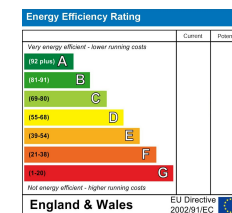
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