



Plot 243

Llay | Wrexham | LL12 0NY

£364,995

MONOPOLY[®]

BUY ■ SELL ■ RENT

Plot 243

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NEW BUILD PROPERTY BY ANWYL

THE STRATFORD

Superb design and plenty of space make this four-bedroom home fantastic for families

With its high ceilings and impressive proportions, this four-bedroom home gives families plenty of room to breathe. Light floods into the spacious living room through the beautiful windows, while the large kitchen/diner opens onto the rear garden via a set of French doors.

There's also bags of room for everyone upstairs, with four big double bedrooms. An en-suite shower room to the bedroom one, and a further luxurious bathroom for the whole family, complete this spacious property. AVAILABLE PART FURNISHED!

- Four double bedrooms
- En-suite to bedroom one
- Open-plan kitchen diner
- Lounge with French doors
- Detached with garage
- Popular & convenient location



Location

Maes y Rhedyn features 181 beautifully designed three and four-bedroom homes. Inside, you'll find open plan kitchen/dining rooms, stylish en suites and French doors leading out onto the garden.

The development sits in the popular village of Llay, with the market city of Wrexham just a 15-minute drive away. Chester offers a slice of city life in under 30 minutes by car.

The area is a shopper's paradise. Spend Saturdays browsing a mix of high street brands and traditional market stalls in Wrexham. Or visit Chester's famous shopping streets. Keep an eye out for the historic Rows: first-floor walkways dating back to medieval times.

Whether you work nearby, or you've got a little further to go, Maes y Rhedyn promises easy access to Manchester, the Mersey crossings and North Wales. Trains from Wrexham General run to London via Chester and Liverpool via Bidston. Your nearest ALDI is a four-minute walk away and your local pub, with a beautiful outdoor seating area, just one minute further down the road.

If you're the outdoorsy type, Alyn Waters Country Park offers wooded walks and riverside trails. You'll also find a nature reserve, adventure playground and driving range.

Wrexham earned its city status in 2022. And as you'd expect, its cultural scene is thriving. You'll find live music venues, theatres, cinemas and summer concerts. Park Community, one of seven local primary schools, is a five-minute drive away. There are four high schools nearby as well.

Internal Accommodation

kitchen/dining 6.40m x 3.57m

utility 1.95m x 1.85m

living room 6.40m x 3.57m

cloaks 1.95m x 0.82m

First floor

bedroom 1 3.58m x 3.33m

en-suite 2.44m x 1.40m

bedroom 2 3.63m x 3.20m

bedroom 3 3.58m x 2.97m

bedroom 4 3.16m x 3.10m

bathroom 2.71m x 1.90m

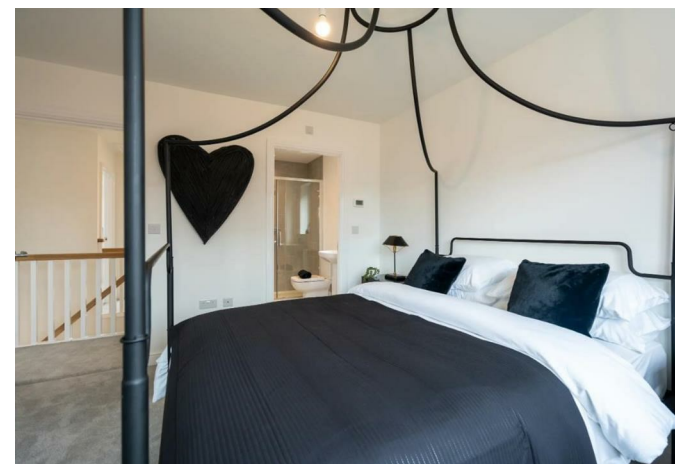
Important Information

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.



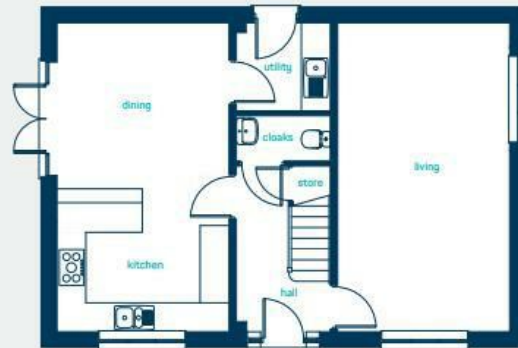
Phase 1



key

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|---|---|
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| snowdon | bretton |
|  |  |
| stratford | glyn |
|  |  |
| ascot | porthmadog |
|  |  |
| farndon | pulford |
|  |  |
| chester | tenby |
|  |  |
| caernarfon | delamere |
|  |  |
| kingsley | affordable |

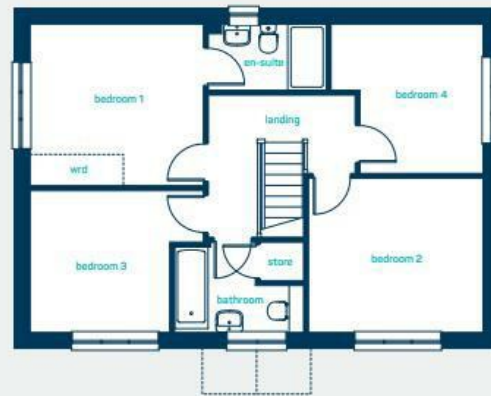

street lights



ground floor

kitchen/dining 21'0" x 11'9"
 utility 6'5" x 6'1"
 living room 21'0" x 11'9"
 cloaks 6'5" x 3'0"

kitchen/dining 6.40m x 3.57m
 utility 1.95m x 1.85m
 living room 6.40m x 3.57m
 cloaks 1.95m x 0.92m



first floor

bedroom 1 11'9" x 10'11"
 en-suite 8'0" x 4'7"
 bedroom 2 11'11" x 10'6"
 bedroom 3 11'9" x 9'9"
 bedroom 4 10'4" x 10'2"
 bathroom 8'11" x 6'3"

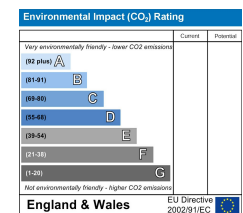
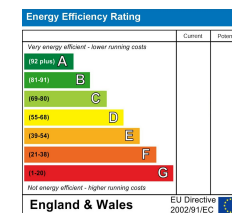
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