



132

Llay | Wrexham | LL12 0QU

£284,000

**MONOPOLY**  
BUY ■ SELL ■ RENT

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# I32

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A brilliant opportunity to purchase a modern three bedroom detached property situated in a prime position on the popular Fern Meadow estate in the village of Llay. This beautifully presented property offers superbly appointed accommodation throughout and sits on a corner plot at the beginning of the estate with open views of the green to one side and gardens to the front, side and rear. The property is built by Bellway Homes and is part of the Fern Meadow part of the estate and has excellent access to major road networks for commuting and has a number of local amenities close to hand including the brand new Rackery Farm Shop, Croeshowell Restaurant and an 'Aldi' supermarket is next to the estate. In brief the property comprises of; hallway, downstairs w.c, lounge, kitchen/dining room and utility room to the ground floor. With three bedrooms, en-suite and bathroom to the first floor.

- A MODERN THREE BEDROOM DETACHED HOUSE
- PRIME POSITION, CORNER PLOT
- STUNNING KITCHEN/DINER
- BEAUTIFULLY APPOINTED LOUNGE
- DOWNSTAIRS WC AND UTILITY
- MAIN BEDROOM WITH EN SUITE
- ENCLOSED GARDEN
- OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



### Hallway

With wood effect flooring, stairs off to the first floor.

### Downstairs W.C

Fitted with a low level w.c, pedestal wash hand basin, wood effect flooring.

### Lounge

18'2" x 9'10" (+bay) (5.56m x 3.00m (+bay))

A beautifully presented and spacious room with a double glazed bay window to the side over looking the green, double glazed window to the front, carpeted flooring.

### Kitchen/Dining Room

18'3" x 8'5" (5.58m x 2.57m)

Superbly appointed with a range of matching wall, drawer and base units, wood effect work surfaces with inset 1 1/4 stainless steel sink and drainer, integrated dishwasher and fridge/freezer, built in electric oven, 4 ring gas hob with stainless steel splash back and extractor fan over, ample room for a dining table, double glazed window, double glazed french doors off to the rear garden.

### Utility Room

6'9" x 4'1" (2.08m x 1.26m)

With work surface, plumbing for a washing machine, space for a dryer, wood effect flooring, double glazed window, wall mounted gas combination boiler.

### First Floor Landing

With carpeted flooring, door to a useful storage cupboard, access to the loft space.

### Bedroom 1

10'0" x 13'2" (3.06m x 4.02m)

A spacious and well presented bedroom with a double glazed window to the side overlooking the green, carpeted flooring.

### En-suite

8'10" x 4'9" (2.71m x 1.46m)

Fitted with a low level w.c, pedestal wash hand basin, large shower, wood effect flooring, double glazed window.

### Bedroom 2

9'1" x 11'4" (2.77m x 3.47m)

A good size, well presented bedroom with a double glazed window to the front, carpeted flooring.

### Bedroom 3

9'1" x 6'7" (2.78m x 2.02m)

With a double glazed window to the rear, carpeted flooring.

### Bathroom

7'6" x 5'6" (2.30m x 1.68m)

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, part tiled walls, wood effect flooring, double glazed window.

### Outside

The property occupies a corner plot and has lawned gardens sweeping from the front to the side. To the rear is a good size garden with a stone paved patio seating area with raised planting beds leading on to a raised lawn and slate area to one side. There is gated access to the front.

### Parking

There is off road parking for 2 cars on a tarmac drive with space for another car on a slate area to the front of the property.

### Additional Information

Council tax band

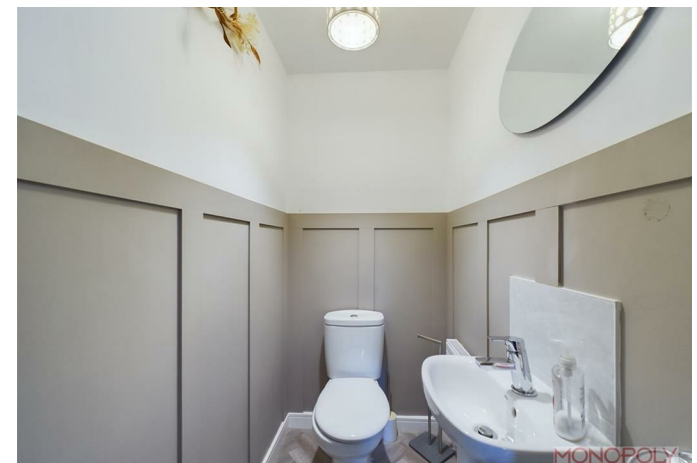
E (£2,128 p/yr)

Gas central heating

Upvc double glazing

Freehold

### IMPORTANT INFORMATION







\*Material Information interactive report available in video tour and brochure sections.

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**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.

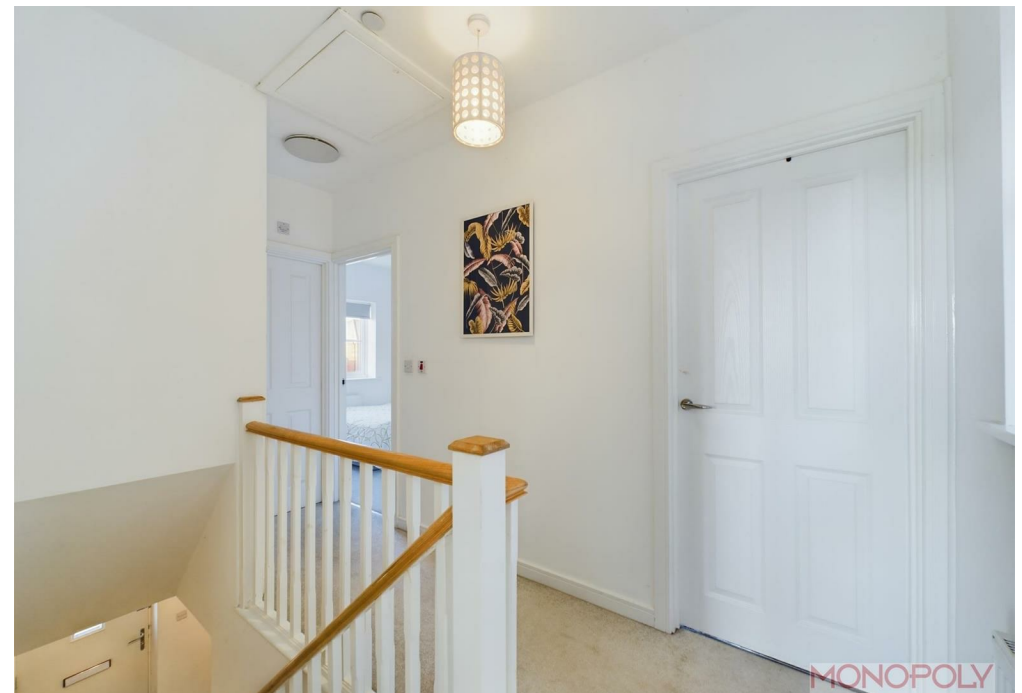
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure 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.

#### MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage



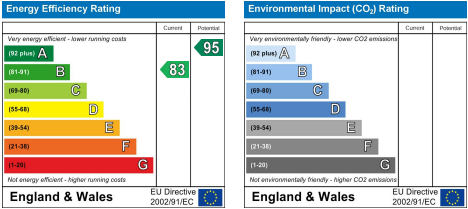


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