



2

Llay | Wrexham | LL12 0QD

£289,000

**MONOPOLY**  
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## 2

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A spacious, superbly presented 3 bedroom, 2 bathroom detached property located on a popular residential development on the outskirts of the village of Llay. This fantastic property is only just over three years old with the current owners adding some lovely decorative features which really must be viewed to be appreciated. The property also boasts a spacious lounge, well appointed kitchen and bathrooms, off road parking and a good size rear garden. The property sits close to the villages of Llay and Gresford and has numerous amenities close to hand including an Aldi supermarket and has excellent access to major road routes for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge, kitchen/dining room and utility room to the ground floor and 3 bedrooms, en-suite and bathroom to the first floor.

- A spacious, well presented 3 bedroom detached property
- Good size lounge
- Well appointed kitchen and bathrooms
- En-suite
- Off road parking
- Popular residential location
- MUST BE VIEWED TO BE APPRECIATED



### Hallway

A wide, welcoming hallway with tiled flooring, stairs off to the first floor.

### Downstairs W.C

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

### Lounge

18'2" (+ bay) x 9'11" (5.55m (+ bay) x 3.04m)

A spacious and beautifully presented room with a double glazed bay window to the side and another double glazed window to the front, wood effect flooring.

### Kitchen/Dining Room

18'3" x 8'5" (5.57m x 2.57m)

Superbly appointed with a range of matching wall, drawer and base units, working surface with inset 1/4 stainless steel sink and drainer, built in electric oven and grill, integrated fridge/freezer and dishwasher, 4 ring gas hob, stainless steel extractor fan, glass splash back, tile effect flooring, double glazed window, double glazed french doors off to the garden.

### Utility Room

6'10" x 4'1" (2.09m x 1.27m)

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

### First Floor Landing

With carpeted flooring, door to a storage cupboard, double glazed window, access to the loft space.

### Bedroom 1

13'1" x 9'10" (4.01m x 3.01m)

A good size bedroom, well presented with a double glazed window to the front, carpeted flooring, fitted wardrobes with sliding mirrored doors.

### En-Suite

8'7" x 4'9" (2.63m x 1.46m)

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

### Bedroom 2

11'4" x 9'1" (3.46m x 2.78m)

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

### Bedroom 3

9'0" x 6'7" (2.76m x 2.02m)

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

### Bathroom

7'6" x 5'6" (2.30m x 1.70m)

Fitted with a white suite comprising of a low level w.c, pedestal wash hand basin, bath, part tiled walls, double glazed window.

### Rear Garden

To the rear is an Indian stone paved patio leading on to a lawned garden and raised patio to the side. There is also gated access to the front.

### Front

To the front is a lawned garden and paved pathway with a tarmac driveway to the side providing off road parking.

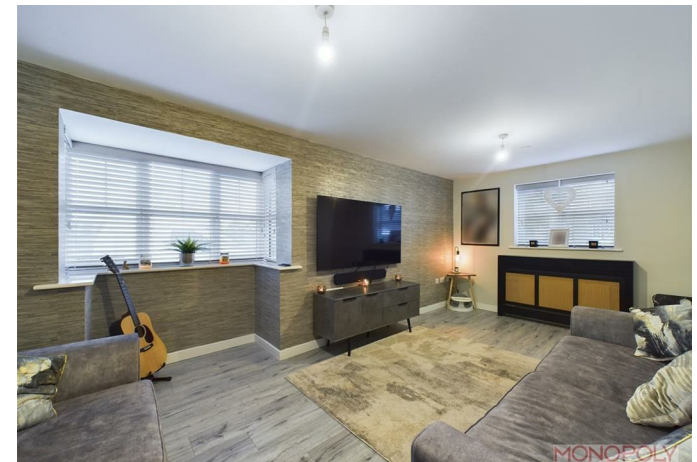
### Important Information

MONEY LAUNDERING REGULATIONS 2003

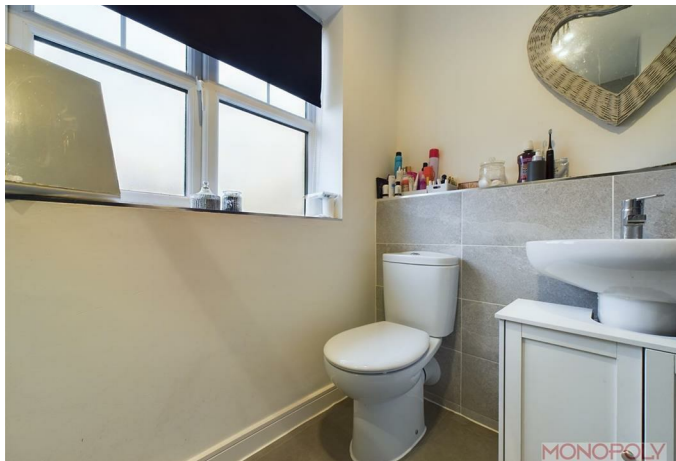
Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify









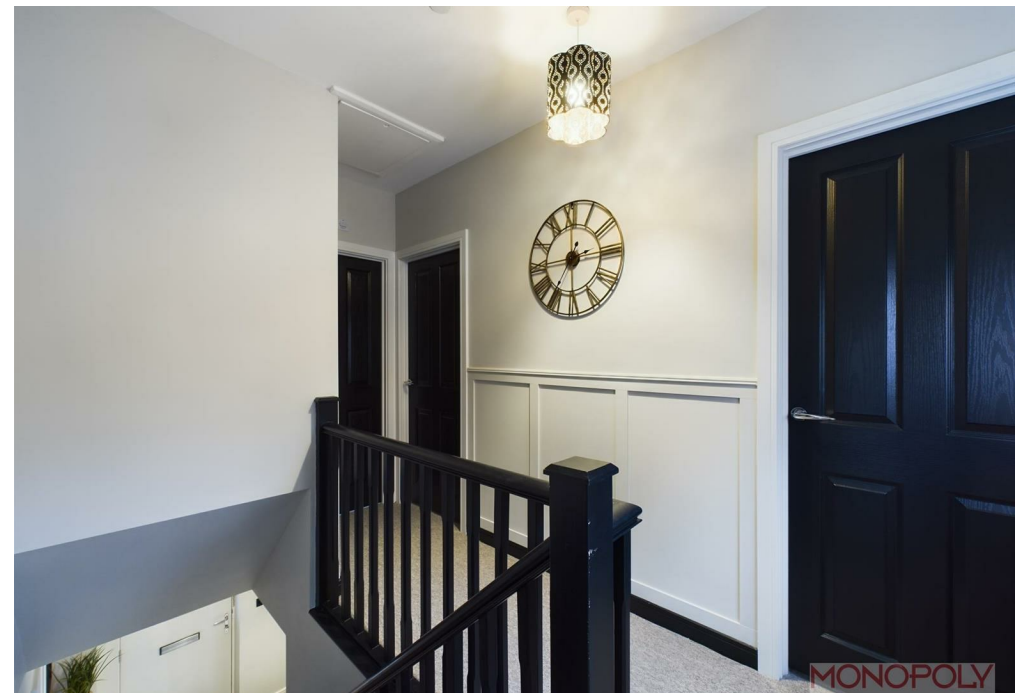
that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification 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.

#### **Key Property Facts**

The key material information for Top House can be seen via the web links from which ever property portal the property is viewed.

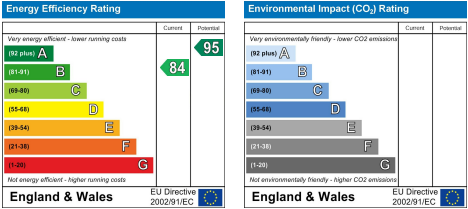
#### **Additional Information**

The owners have said that they will leave all blinds at the property except the blinds on the landing.





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