



4

Wrexham | LL12 0QH

£300,000

MONOPOLY
BUY • SELL • RENT



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Situated in the charming area of Markham Fields, Llay, Wrexham, this stunning Three Bedroom detached house offers a perfect blend of modern living and comfort. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two stylish bathrooms, ensuring convenience for all residents.

As you enter, you will be greeted by a beautifully presented reception room, just off the Hallway, which serves as a welcoming space for relaxation and entertaining. The modern design throughout the house enhances its appeal, making it a delightful place to call home.

In addition to its interior charm, this property features a garage and off-road parking for up to three vehicles, providing ample space for your cars and guests. The remaining NHBC warranty offers peace of mind, ensuring that you are covered for any potential issues.

This house is not just a place to live; it is a sanctuary that combines elegance with practicality. With its prime location in Llay, you will enjoy the benefits of a friendly community while being conveniently close to local amenities. This property truly represents an excellent opportunity for those looking to settle in a modern, well-

- THREE BEDROOM
- DETACHED HOUSE
- BEAUTIFULLY PRESENTED
- GARAGE
- GAS CENTRAL HEATING
- UPVC DOUBLE GLAZING
- POPULAR LOCATION
- GOOD SIZED REAR GARDEN
- APPROXIMATELY 6 YEARS NHBC REMAINING



ACCOMMODATION TO GROUND FLOOR

The property is accessed via a Composite double glazed and frosted door which leads into the entrance hallway.

ENTRANCE HALLWAY

With laminate flooring, radiator, door to cloakroom w.c.,

DOWNSTAIRS CLOAKROOM

Fitted with a dual flush low level w.c, pedestal wash hand basin, UPVC Double glazed frosted window to the front, radiator, half height tiled walls.

LOUNGE

Superbly presented with wood effect laminate flooring, UPVC Double glazed bay window to the front with radiator beneath.

KITCHEN/ DINING ROOM

Beautifully appointed with a range of matching wall, drawer and base units, with complementary worktop surfaces, incorporating 1 1/2 bowl stainless steel sink unit and drainer with spray mixer tap, built in Four ring gas hob, electric oven/grill with stainless steel canopy extractor fan over, Integrated dishwasher, Integrated fridge/freezer and plumbing for washing machine, wall mounted cupboard housing gas combination boiler, tiled flooring. UPVC double glazed French style doors opening to the rear garden.

FIRST FLOOR LANDING

With UPVC Double glazed and frosted window to the side, access to the loft space, radiator, carpeted flooring, storage cupboard.

BEDROOM ONE

With UPVC Double glazed window to the front with radiator beneath, laminate flooring, built in wardrobes with drawer units, Feature wood panelled wall, door off to the En-suite shower room.

EN SUITE SHOWER ROOM

Comprising of Dual sized shower cubicle, dual flush low level w.c., pedestal wash hand basin, tile floor, UPVC Double glazed and frosted window to the side, ladder style radiator, extractor fan.

BEDROOM TWO

With UPVC Double glazed window to the rear, with radiator beneath, carpeted flooring.

BEDROOM THREE

With UPVC Double glazed window to the rear with radiator beneath, carpeted flooring,

FAMILY BATHROOM

With panel enclosed bath with shower over, pedestal wash hand basin, Ladder style radiator, UPVC Double glazed and frosted window to the front, tiled floor, extractor fan.

OUTSIDE TO THE FRONT

The property is accessed via a driveway to the front left hand side, with off road parking for two to three vehicles and which leads to the garage. There is a paved pathway to the front which leads to the front door and the garden is laid to lawn.

OUTSIDE TO THE REAR

Gated access from the left hand side leads to the good sized rear garden with paved patio/ sitting area leading to the lawned garden. There is a further decked sitting area to the rear of the garage and the garden is made private with wood fencing.

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.

MORTGAGES

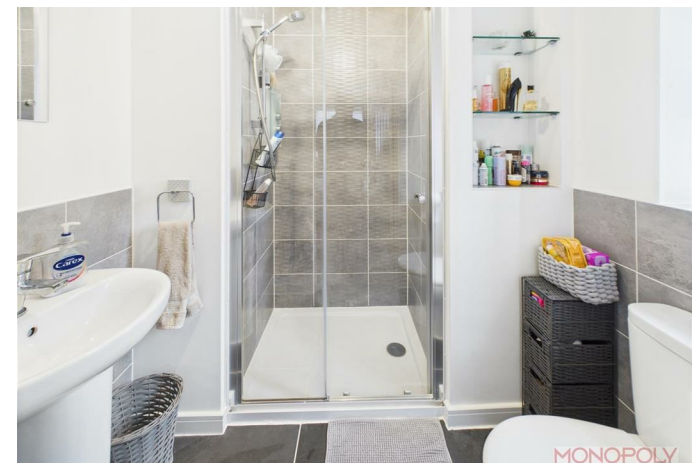
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.





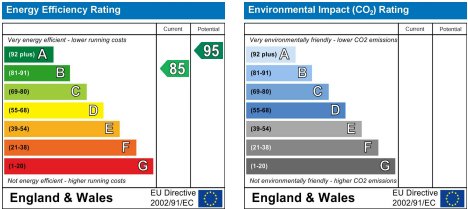


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