



53

Wrexham | | LL12 0QW

£365,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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An immaculately presented 4 bedroom, 2 bathroom detached family home situated within a popular residential development in the village of Llay. This exceptional property is stylishly presented throughout offering 2 reception rooms plus a large well appointed kitchen/dining room to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor. The property itself is only around 3 years old but the current owners have up graded the internal accommodation to a high standard and really must be viewed to be fully appreciated. The village of Llay is ideally situated for access to Chester, Mold and Wrexham for commuting and benefits from local amenities close to hand including a Supermarket, local schools and pub/restaurants.

- An immaculately presented 4 bedroom detached family home
- Stunning interior decorations and fittings
- En-suite and Family Bathroom
- 2 Reception rooms
- Large well appointed kitchen/Dining Room
- Well maintained rear garden
- Off road parking and single detached garage
- VIEWING HIGHLY RECOMMENDED



Hallway

With attractive Antico signature collection herringbone flooring, stairs off to the first floor.

Downstairs W.C

A spacious cloakroom with a low level w.c, pedestal wash hand basin, attractive Antico herringbone flooring, double glazed window.

Study

With wood effect flooring, double glazed window to the front, fitted wardrobes with sliding doors.

Lounge

Beautifully presented with a double glazed window to the front, attractive part panelled wall, carpeted flooring.

Kitchen/Dining Room

A stunning, superbly appointed kitchen/dining room fitted with a comprehensive range of wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, built in electric oven and grill, 4 ring electric hob, glass splash back, extractor fan, attractive Amtico signature collection flooring, double glazed window, double glazed french doors off to the rear garden, double doors to a utility area which has plumbing for a washing machine, space for a dryer, work top.

First Floor Landing

Part galleried with a double glazed window to the side, carpeted flooring, access to the loft space with pull down ladder and is fully boarded, door to airing cupboard housing the hot water tank.

Principal Bedroom

Stylishly presented with a feature panelled wall, carpeted flooring, double glazed window to the front.

En-suite

Well appointed with a low level w.c, pedestal wash hand basin, large shower cubicle, part tiled walls, wood effect cushioned flooring, double glazed window.

Bedroom 2

Well presented with a double glazed window to the rear, carpeted flooring.

Bedroom 3

With a double glazed window to the front, wood effect flooring.

Bedroom 4

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

Bathroom

Fitted with a 4 piece suite comprising of a low level w.c, pedestal wash hand basin, bath, fully tiled shower cubicle, wood effect cushioned flooring, part tiled walls, double glazed window.

Rear Garden

To the rear is a good size, well maintained garden with a paved patio immediately adjacent to the rear of the property and further patio to the foot of the garden. There is gated access to the side.

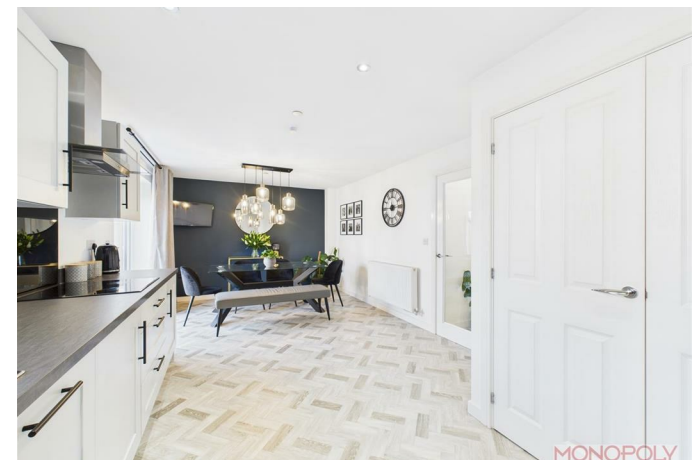
Front

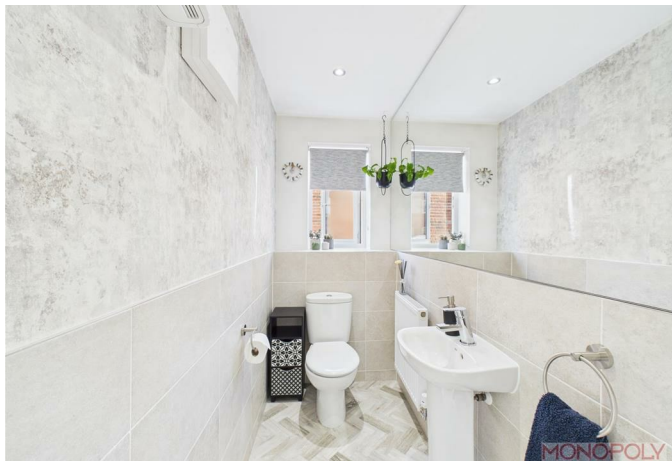
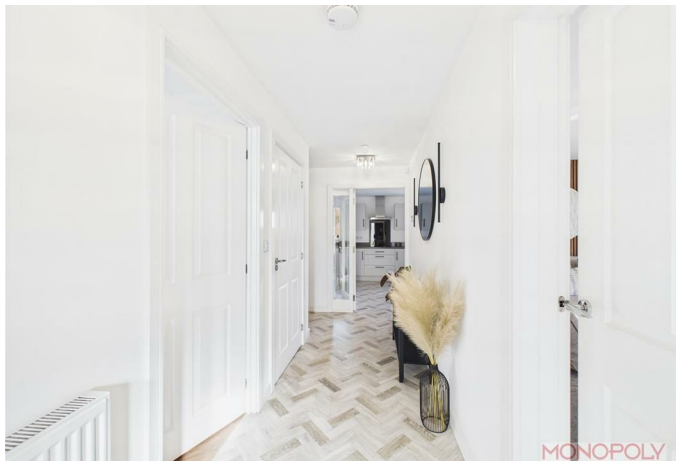
To the front is a well maintained lawned garden with central pathway and a tarmac driveway leading to a detached single garage with up and over door.

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.

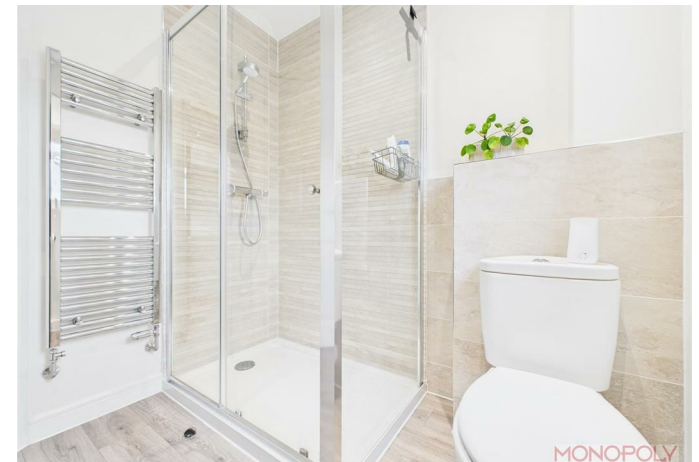
MORTGAGES

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 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

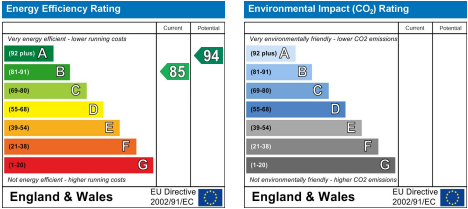








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