



34

Llay | Wrexham | LL12 0QA

£295,000

MONOPOLY
BUY ■ SELL ■ RENT

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Situated on a corner plot on Meadow Rise, Llay, Wrexham, this delightful detached bungalow offers a perfect blend of comfort and convenience. Spanning an impressive 1,112 square feet, the property boasts two spacious reception rooms, providing ample space for relaxation and entertaining guests.

The bungalow features two well-proportioned bedrooms, contemporary shower room and a stylish modern kitchen. The layout is thoughtfully designed, ensuring a harmonious flow throughout the home. The property also benefits from a useful utility area housing the solar panel control and battery. Adjacent is brick built workshop/storage area. Meadow Rise is a tranquil neighbourhood, making it an excellent choice for those who appreciate a serene lifestyle while still being within easy reach of local amenities. The village is also home to Alyn Waters Country Park, perfect for scenic walks and outdoor activities. With excellent transport links to Wrexham, Chester, and beyond via the A483, Llay is a fantastic choice for both families and commuters, offering a strong sense of community and convenient living. This bungalow presents a wonderful opportunity for anyone looking to settle in a welcoming community. With its generous living space and charming surroundings, it is sure to appeal to a variety of buyers. Do not miss the chance to make this lovely property your new home. VIEWING HIGHLY RECOMMENDED!

- IMMACULATE CONDITION
- TWO BEDROOM DETACHED BUNGALOW
- CORNER PLOT
- SPACIOUS LOUNGE/DINER
- SUN ROOM
- STYLISH MODERN KITCHEN
- CONTEMPORARY SHOWER ROOM
- OFF ROAD PARKING & CAR PORT
- UTILITY & WORKSHOP
- SOLAR PANELS WITH BATTERY STORAGE



Hallway

Composite glazed part glazed entrance door, grey Kamdean wood effect flooring, attractive oak internal doors providing access to both bedrooms, shower room, lounge/diner and kitchen. Useful storage cupboard housing the Ideal gas combination boiler.

Lounge/Diner

A spacious main reception space with attractive wood effect Kamdean flooring, windows to front and side with complementary plantation style shutters.

Sun Room

A lovely second reception room with upvc double glazed windows on a brick plinth, insulated tiled roof, radiator, central ceiling light, door to utility area, upvc part glazed external door and upvc double glazed French door to bedroom one.

Kitchen

Stylishly appointed with a 'Maple and Stone' fitted kitchen installed in 2021 comprising a range of two-tone base and wall cupboards complimented by Quartz work surface areas with matching upstands, inset sink unit with adjoining drainer and mixer tap, Neff four ring gas hob with Neff angled extractor hood above, splashback, Miele oven/grill below, radiator, inset ceiling spotlights, integrated Neff microwave oven and upvc part glazed connecting door to the sun room.

Bedroom One

Double bedroom with a continuation the grey Kamdean wood effect flooring, Anthracite grey vertical radiator and upvc French doors opening to the sun room with fitted privacy blinds.

Bedroom Two

Kamdean grey wood effect flooring, upvc double

glazed window to front with plantation shutters, radiator, coving to ceiling and ceiling hatch to roof space.

Shower Room

Featuring a generous shower tray with mains thermostatic shower with Drench style shower head and splash screen, w.c and wash basin set within vanity unit, fully tiled walls, wood effect tiled floor, anthracite towel rail, upvc double glazed window, inset ceiling spotlights and extractor fan.

Utility

Upvc double glazed French doors to front, lighting, power, water and drainage and useful office storage space. Solar control panel and storage battery.

Workshop/Store Room

Suitable for a variety of uses with two upvc double glazed windows to front, upvc double glazed entrance door, lighting, power sockets and eaves storage space.

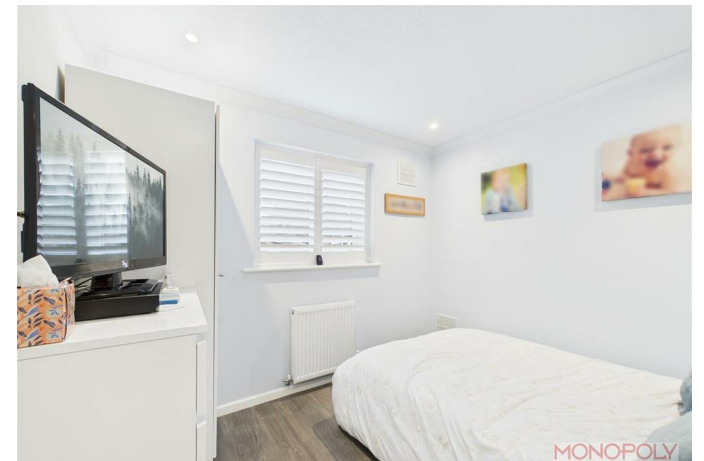
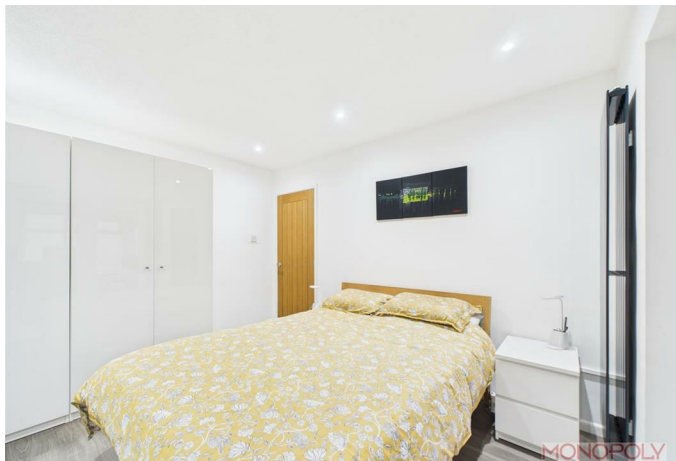
Outside

The driveway provides parking alongside decorative gravelled front garden and leads to double metal gates giving access to an additional covered parking area alongside a generous patio area which enjoys a good degree of privacy together with the morning and afternoon sun, raised borders and side covered area. To the rear of the bungalow is a private courtyard style garden with Porcelain tiled patio ideal for barbeques and outdoor entertaining, raised border and side gated path.

Additional Information

Ideal gas combi boiler regularly serviced approx 8 years old... spotlights in every room except Sun Room...CCTV security system...solar panels with battery owned outright by the property owner reducing energy costs and producing a small income.





IMPORTANT INFORMATION

*Material Information interactive report available in brochure section. *

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

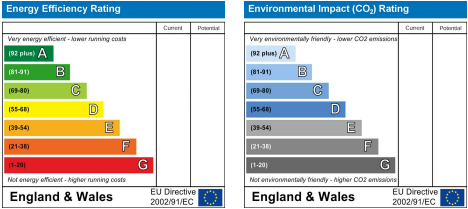








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