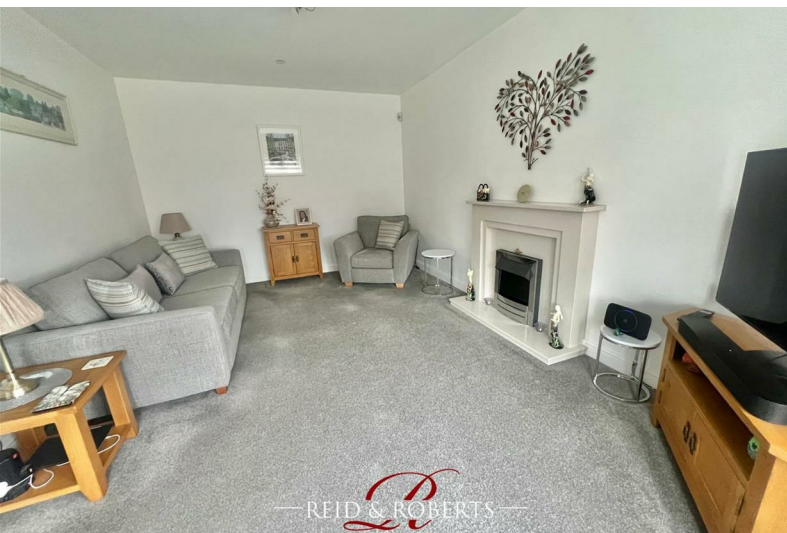




## 4 Carlton Meadows

Llay, Wrexham, LL12 0QU

Offers Over £425,000



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## Entrance Hall

The front entrance door is a Upvc double glazed door, providing access to the hallway. From there, a staircase leads to the first floor, while doors lead to the Lounge, Cloakroom/WC, integral garage, and Kitchen/Diner.

## Lounge

18'0" x 11'7" (5.51m x 3.55m)

The front elevation boasts a Upvc Bay window, providing a stylish touch to the property. Inside, you'll find a beautiful marble fire surround with an electric fire resting on a marble hearth. The room is complemented by a panel radiator and light grey fitted carpets. Additionally, there is a TV aerial point, USB ports and a central light fitting. remote controlled Blinds.

## Kitchen/Diner/Family Room

29'9" x 13'11" (9.09m x 4.25m)

This stunning Open Plan Kitchen/Family Room showcases a modern white and grey gloss kitchen with a wide selection of wall, base, and drawer units, complete with worktop surfaces. It includes a stylish one and a half stainless sink unit with a mixer tap. The kitchen is furnished with integrated appliances such as a fridge/freezer, 'Zanussi' 5 ring gas hob, Built-in Double Oven and dishwasher. The flooring is beautifully tiled with ceramic tiles, accompanied by a panel radiator, inset ceiling lights, and a central light fitting. Enjoy the picturesque view of the rear elevation through the Upvc double glazed window patio doors, providing easy access to the utility room. The room features two windows with motorized blinds that can be controlled remotely.

## Utility Room

9'6" x 5'6" (2.92m x 1.70m)

Fitted with base units, along with matching work surfaces. stainless steel sink and drainer with a mixer tap, tiled flooring, Upvc double glazed windows on the side and rear, and a door leading outside on the side elevation.

## Cloakroom

Featuring a low-level w.c., pedestal wash hand basin with mixer taps over, ceramic tiled floor, panel radiator and Upvc double-glazed frosted window.

## First Floor Landing

Stairs leading up from the ground floor, storage cupboard, loft hatch leading to a part-boarded loft space, and doors leading to all bedrooms and the bathroom.

## Bedroom One

14'4" x 13'10" (4.37m x 4.23m)

Featuring a Upvc double glazed window with motorized blinds that can be remotely operated, a panel radiator, carpeted flooring, Usb port, electric sockets, and built-in double wardrobes, the room offers a comfortable and convenient living space

## En Suite

9'6" x 6'3" (2.90m x 1.91m)

This elegant three-piece suite features a stylish low-level WC and a wash hand basin set within a vanity unit. The walk-in shower is equipped with glass sliding shower doors and mains shower attachment. The suite is beautifully illuminated with inset ceiling spotlights and also includes an extractor fan and panel radiator. The walls and flooring are fully tiled, and there is a Upvc double glazed frosted window to the front elevation,

## Dressing Room

6'1" x 5'6" (1.86m x 1.70m)

The dressing room is equipped with clothes rails and shelving, providing ample space to organize your wardrobe. Additionally, the room features sensory lighting,

## Bedroom Two

20'1" x 11'7" (6.13m x 3.55m)

Featuring a Upvc double glazed window with motorized blinds that can be remotely operated, a panel radiator, carpeted flooring, Usb port, electric sockets,

## En Suite

8'1" x 5'2" (2.48m x 1.60m)

A stylish low-level WC and a wash hand basin set within a vanity unit. The walk-in shower is equipped with glass sliding shower doors and mains shower attachment. extractor fan and panel radiator. The walls and flooring are fully tiled,

## Bedroom Three

13'10" x 9'10" (4.24m x 3.01m)

Featuring a Upvc double glazed window with motorized blinds that can be remotely operated, a panel radiator, carpeted flooring, Usb port, electric sockets.

## Bedroom Four

12'3" x 10'8" (3.75m x 3.27m)

Featuring a Upvc double glazed window with motorized blinds that can be remotely operated, a panel radiator, carpeted flooring, Usb port, electric sockets,

## Family Bathroom

8'8" x 7'10" (2.65m x 2.40m)

The bathroom is equipped with a fitted four-piece white suite, complete with a wash hand basin, low level WC, walk-in shower with mains shower attachment, wall-mounted heated towel rail, fully tiled walls and flooring, and a UPVC double glazed frosted window to the rear.

## Outside

Situated at the front of the property, there is a spacious double width driveway that provides access to the double garage. well-maintained

Tel: 01978 353000

lawned garden areas. with a pathway leads to the front entrance,. To the rear there are beautifully presented landscaped lawned gardens feature a paved patio seating area. Additionally, there is a garden store available for storage purposes. The property is equipped with outside electric sockets and an outside water tap. The boundary is secured by fencing.

### Garage

With up and over electronic doors, power and lighting.

### Additional Notes

Pease Note that there is Sprinkler System Installed along with Burglar Alarm and door camera/bell .

2 Broadband Basic 6 Mbps Superfast 71 Mbps Ultrafast 1000 Mbps  
Satellite / Fibre TV Availability BT Sky  
Council Tax Band: F  
£74.50 payable yearly to Trust green manage

### Council Tax Band

Council Tax Band F

### EPC Rating

TBC

### Viewing Arrangements

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Mortgage Advice

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### To Make An Offer

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Money Laundering Regulations

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Misrepresentation Act

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Loans

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

### Services

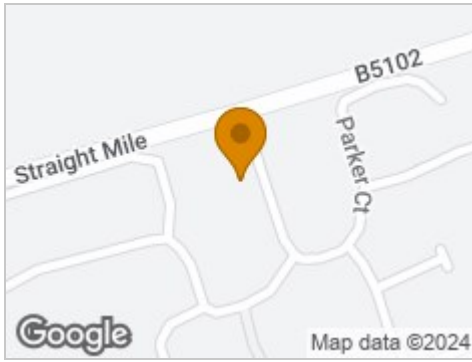
The agents have not tested the appliances listed in the particulars.

### Hours Of Business

Monday - Friday 9.15am - 5.00pm  
Saturday 9.15am - 4.00pm



## Road Map



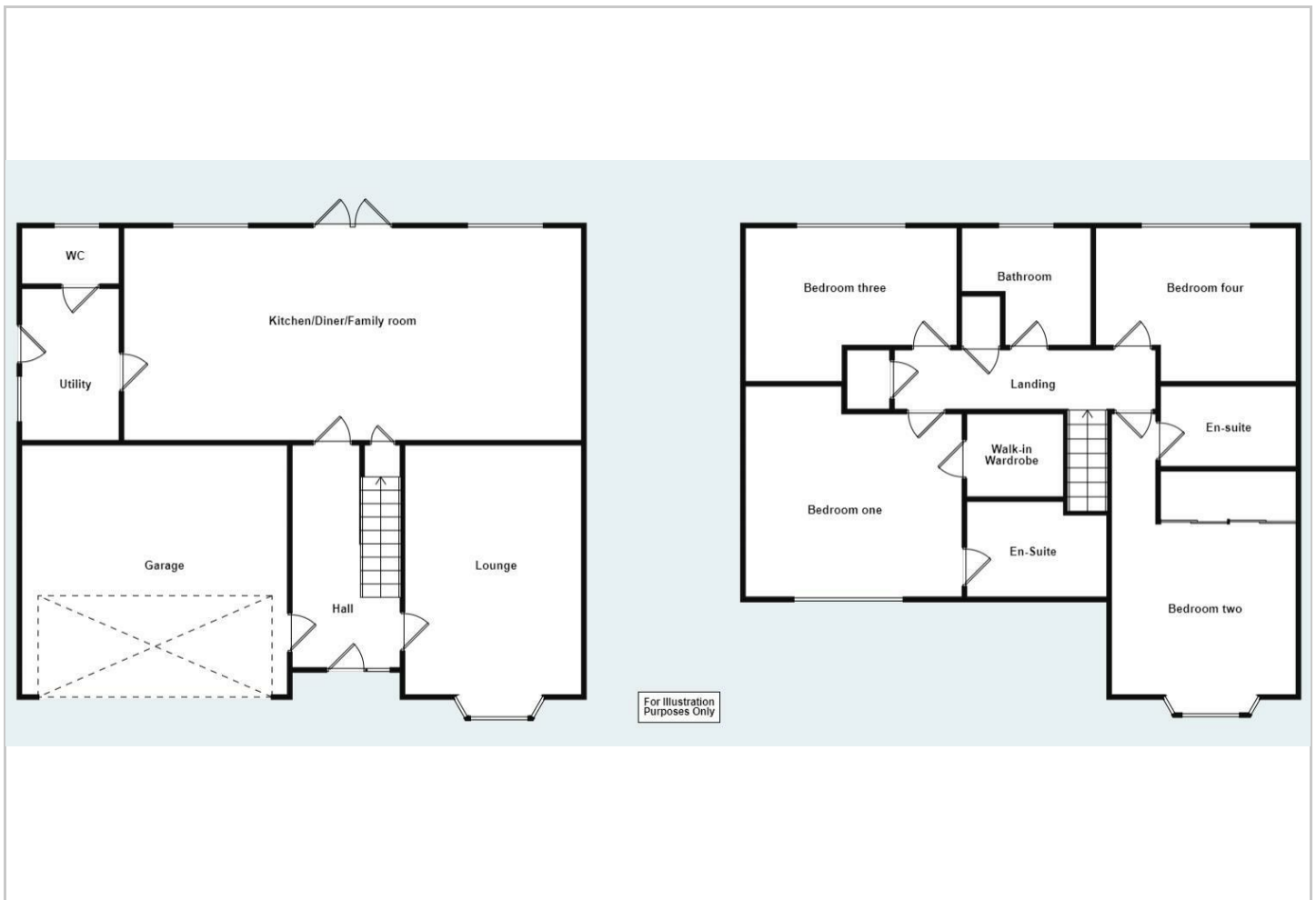
## Hybrid Map



## Terrain Map



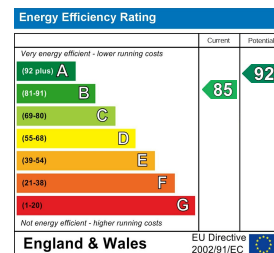
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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