



Cavendish

ESTATE AGENTS

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The Forge Old Meadow Court

Gresford Road, Llay,
LL12 ONE

Price

£410,000

NB: Photos may have been taken using wide angle lenses, items shown in photos may not be included in the sale.

PLEASE NOTE: The Agents have not tested any included equipment (gas, electrical or otherwise), or central heating systems mentioned in these particulars, and purchasers are advised to satisfy themselves as to their working order and condition prior to any legal commitment.

MISREPRESENTATION ACT 1967
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 Cavendish Ikin has the authority to make or give any representations or warranty in relation to the property.

Cavendish Ikin trading as Cavendish Estate Agents Ltd.

* BEAUTIFUL BARN CONVERSION * SET WITHIN A LARGE GARDEN. An attractive three bedroom barn conversion forming part of a small courtyard style development at Old Meadow Court conveniently situated within the popular village of Llay. The accommodation briefly comprises: entrance hallway with slate tiled floor, downstairs WC, breakfast kitchen with granite worktops and wooden breakfast bar, large family room/dining area measuring 31'10" in length enjoying two sets of French doors to the garden, living room with feature coal-effect gas burner, landing with exposed brickwork, principal bedroom with en-suite shower room and walk-in wardrobe, two further bedrooms, both of which are generous in size, and a family bathroom. The property benefits from gas fired central heating and double glazing. The property enjoys a delightful courtyard setting with a small garden at the front and a large lawned garden at the rear with decked seating area, flagged patio, mature shrubs and trees. There is a parking space, carport with integral store and ample additional visitor parking available. If you are looking for a individual character home, in a village location, with good road links to the surrounding areas, then we would strongly urge you to view.

LOCATION



Old Meadow Court is located in the village of Llay. Llay borders several other villages including Gwersyllt and Gresford. The village of Llay has a great community feel and is surrounded with local amenities including a new supermarket and benefits from good transport and road links. The property is situated just under 2 miles from the village of Gresford and approximately 3 miles from Marford and Rossett. The nearby town of Wrexham is approximately 4.5 miles and the historic city of Chester approximately 10 miles, both of which are easily accessed.

THE ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY

3.78m x 2.44m (12'5" x 8')



Entrance door with glazed side panel, slate tiled floor, ceiling light point, mains connected smoke alarm, double radiator with

thermostat, turned spindled staircase to the first floor, and built-in understairs storage cupboard. Doors to downstairs WC, breakfast kitchen and living room.

DOWNSTAIRS WC

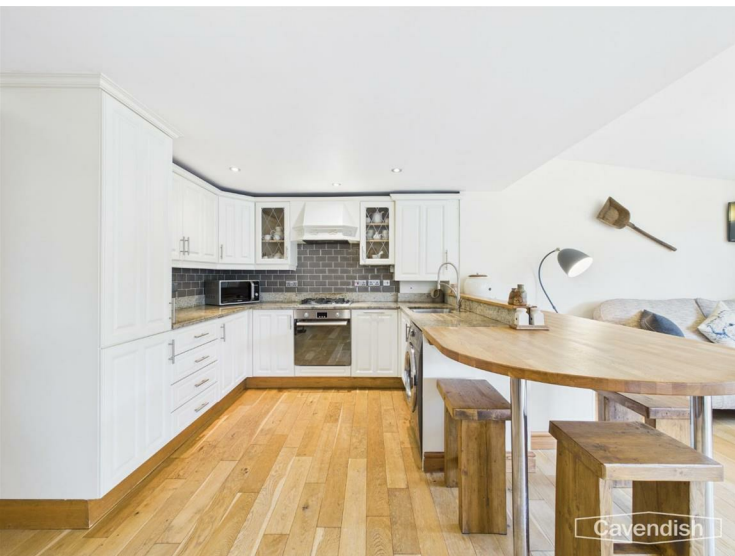
2.46m x 1.07m (8'1" x 3'6")



Comprising: low level WC; and wall mounted wash hand basin with tiled splashback. Ceiling light point, fitted wall mirror, single radiator with thermostat, and slate tiled floor.

BREAKFAST KITCHEN

5.11m x 3.35m (16'9" x 11')



Fitted with a modern range of cream fronted base and wall level units and two glazed display cabinets incorporating drawers, cupboards and two display cabinets with granite worktops, matching upstands and a wooden breakfast bar. Inset one and half bowl stainless steel sink unit with mixer tap and drainer grooved into the worktop. Wall tiling to work surface areas. Fitted four-ring

left hand side within the courtyard. If you continue straight ahead the driveway leads to the carport, parking space and there is ample visitor parking available as well.

TENURE

* Tenure - understood to be Freehold. Purchasers should verify this through their solicitor.

COUNCIL TAX

* Council Tax Band F - Wrexham County Borough Council.

AGENTS NOTES

* Services - we understand that mains gas, water, electricity and drainage are connected.

* The property is on a water meter.

* The development is managed by Old Meadow Court Limited. We are advised that there is a service charge of £20 per month covering communal maintenance, including courtyard lighting, gravel upkeep, and shared lawns and shrubs.

*ANTI MONEY LAUNDERING REGULATIONS

Before we can confirm any sale, we are required to verify everyone's identity electronically to comply with Government Regulations relating to anti-money laundering. All intending buyers and sellers need to provide identification documentation to satisfy these requirements.

There is an admin fee of £30 per person for this process. Your early attention to supply the documents requested and payment will be appreciated, to avoid any unnecessary delays in confirming the sale agreed.

*MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

*EXTRA SERVICES - REFERRALS

Mortgage referrals, conveyancing referral and surveying referrals will be offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

VIEWING

By appointment through the Agents Chester Office 01244 404040.

FLOOR PLANS - included for identification purposes only, not to scale.

PS/PMW



CARPORT



Open single carport. Integral to the carport there is a useful store room measuring 7'6" x 3'11". To the of the car port block there is also a recycling bin storage area.

CAR PARKING AREA



DIRECTIONS

From Chester proceed over the Grosvenor Bridge to the Overleigh roundabout and take the second exit onto the Wrexham Road, passing the Chester Business Park on the left. At the roundabout with the A55 Expressway continue straight across onto a stretch of dual carriageway which leads into the A483 Wrexham by-pass. Then take the first exit signposted Rossett and at the top of the slip road turn right towards Burton and Llay (B5102). At the traffic lights in Llay turn left into Gresford Road. Follow the road past Home Farm and take the next turning left into Old Meadow Court. The property will then be found on the

Neff gas hob with extractor above and built-in Hotpoint electric fan assisted oven and grill. Built-in fridge and dishwasher, plumbing and space for washing machine, oak wood strip flooring, recessed ceiling spotlights, ceiling light point, double radiator with thermostat, and wall cupboard housing a Worcester Greenstar condensing central heating boiler. Doors to the living room, and open-plan to the family room/dining area.

FAMILY ROOM/DINING AREA

9.70m x 3.05m (31'10" x 10'0")



A large reception area enjoying double glazed windows overlooking the garden and two sets of French doors to outside, oak wood strip flooring, three ceiling light points, provision for wall mounted flat screen television, and mains connected smoke alarm. Wide opening to the living room.

FAMILY ROOM



DINING AREA



LIVING ROOM

5.49m x 4.93m (18' x 16'2")



Decorative brick fireplace with quarry tiled hearth housing a cast-iron coal-effect burner, double glazed window, double opening French doors to the garden with shutters, exposed timbers, two ceiling light points with dimmer switch controls, telephone master socket, two double radiators with thermostats, and Hive central heating and hot water controls.



LANDING

Feature exposed brick wall, exposed beam, ceiling light point, mains connected smoke alarm, spindled balustrade, built-in linen cupboard with slatted shelving and ceiling light point, and double glazed Velux roof light. Doors to the principal bedroom, bedroom two, bedroom three and bathroom.

PRINCIPAL BEDROOM

3.68m x 3.15m (12'1" x 10'4")



Exposed beam, ceiling light point, access to loft space, telephone point, single radiator with thermostat, and double glazed window overlooking the courtyard at the front. Doors to en-suite shower room and walk-in wardrobe.

EN-SUITE SHOWER ROOM

1.91m x 1.57m (6'3" x 5'2")



White suite comprising: tiled shower enclosure with glazed shower screen and glazed door; pedestal wash hand basin with mixer tap; and low level dual-flush WC. Part-tiled walls with decorative border tile, chrome ladder style towel radiator, exposed beam, ceiling light point, extractor, tiled floor, fitted wall mirror, and double glazed Velux roof light.

WALK-IN WARDROBE

1.55m x 0.84m (5'1" x 2'9")

Exposed beam, ceiling light point, fitted shelving and hanging rail, and exposed floorboards.

BEDROOM TWO

4.95m x 2.74m (16'3" x 9')



Tall double glazed window overlooking the garden, two small double glazed windows, exposed beam, ceiling light point, single radiator with thermostat, and double glazed Velux roof light.

BEDROOM THREE

4.90m x 2.69m (16'1" x 8'10")



Tall double glazed window, double glazed window overlooking the rear garden, two small double glazed windows, exposed beam, ceiling light point, and single radiator with thermostat.

BATHROOM

2.16m x 1.96m (7'1" x 6'5")



White suite with chrome style fittings comprising: panelled bath with mixer tap and shower attachment and glazed shower screen; low level WC; and pedestal wash hand basin. Part-tiled walls, fitted wall mirror, feature exposed brick wall, exposed timber, ceiling light point, extractor, tiled floor, and double glazed Velux roof light.

OUTSIDE FRONT



The property forms part of a small courtyard at Old Meadow Court in Llay. To the front there is a lawned garden with shrubbery, decorative stone and flagged pathway to the entrance door. External gas meter cupboard. Within the development there is an allocated parking space, single carport with integral store and ample visitor parking.

OUTSIDE REAR



To the rear there is a larger than average garden laid mainly to lawn with timber decked seating area enjoying two sets of French doors from the family room/dining area and a flagged patio area enjoying French doors from the living room. The garden is enclosed by wooden fencing and brick walling with mature trees and hedging. Timber built garden shed.