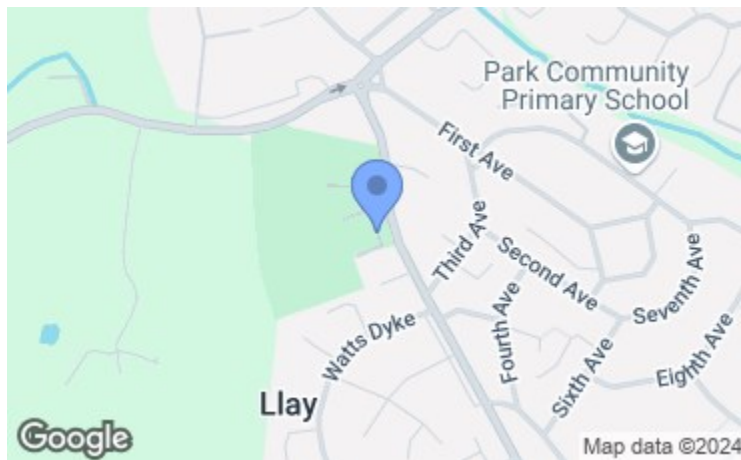


GROSS INTERNAL AREA
FLOOR 1: 590 sq ft, FLOOR 2: 620 sq ft
EXCLUDED AREAS: PORCH: 34 sq ft
TOTAL: 1210 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
84	94		

England & Wales EU Directive 2002/91/EC

6 Mottram Gardens
Llay, Wrexham,
LL12 0BX

Price
£300,000

AN ATTRACTIVE AND WELL APPOINTED FOUR BEDROOM DETACHED FAMILY HOUSE with garage and south westerly facing garden, forming part of this small and now established development, conveniently located for ease of access to the larger centres at Wrexham, Mold and Chester. Dating from 2019, the property affords well planned accommodation with spacious rooms, gas fired central heating, double glazing and the remaining balance of the builder's warranty. The well planned interior in brief comprises; deep covered front entrance porch, reception hall, spacious dual aspect living room with laminate flooring, open plan kitchen diner with an attractive range of gloss grey units and integrated Zanussi appliances, utility room with adjoining cloakroom/WC, first floor landing, principal bedroom with ensuite shower room, three further good sized bedrooms and bathroom. Driveway parking to the rear for two cars, semi detached single garage and private walled rear garden with patio area.

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

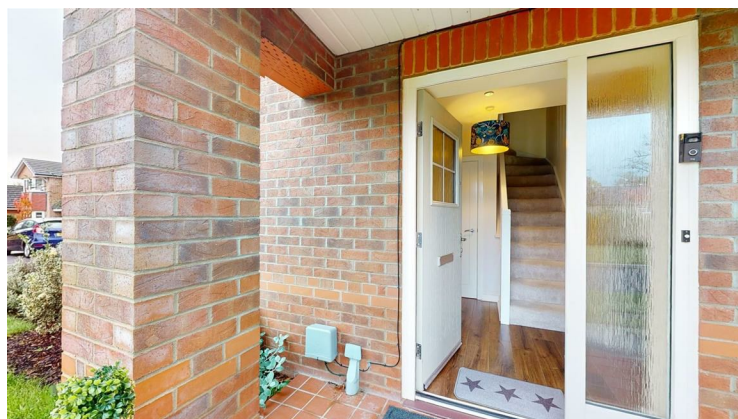
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. 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.



LOCATION

The property forms part of this small established development built by a respected local developer, Gower Homes and stands in a corner plot with open aspect to the front and a good size enclosed garden to the rear. Every day needs are catered for in Llay, including a new Aldi supermarket, primary school, local shops serving daily needs and a regular bus service. The centre of Wrexham is some four miles distant whilst Chester is ten miles and the A483 Wrexham by-pass is just two miles distant, enabling ease of access onto the motorway network and the A55 North Wales Expressway.

THE ACCOMMODATION COMPRISES**FRONT ENTRANCE**

Wide covered front entrance with brick columns to either side, quarry tile flooring, outside light point and woodgrain

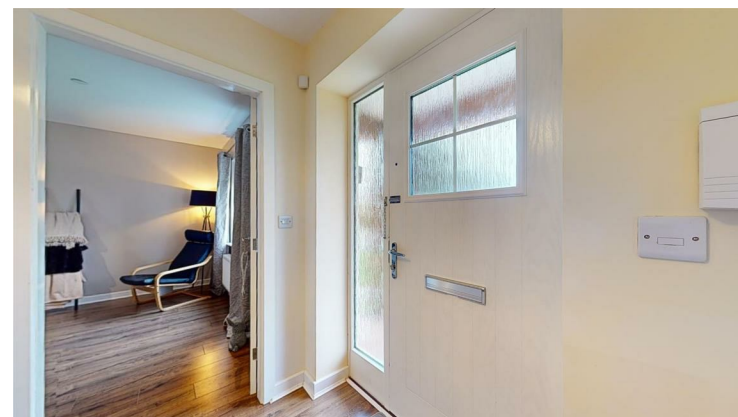
effect double glazed composite front door with side panel to reception hall.

RECEPTION HALL

2.08m x 2.39m (6'10" x 7'10")



White spindle staircase to first floor, understairs storage cupboard, dark tone laminate wood effect flooring, alarm control panel, telephone point, radiator and white panelled interior doors lead to rooms to either side.

**GARAGE**

5.18m x 2.79m (17' x 9'2")

A brick built single garage with up and over door, side door, and power and light installed.

SERVICE CHARGE

We are advised by the vendors that there is an annual service charge for the upkeep of the communal areas on the development. The charge for the year ending 30th November 2024 is approximately £557.92.

DIRECTIONS

From the Agent's Mold Office proceed along Chester Street and on reaching the mini roundabout take the second exit onto Chester Road. On reaching the main roundabout on the outskirts of the town take the third exit signposted Wrexham. Follow this road through Pontblyddyn and thereafter Caergwrle and continue through the traffic lights into Cefn Y Bedd. On proceeding under the railway bridge, take the immediate left fork onto the B5102 Llay Road. Continue into Llay, and at the roundabout take the last exit for Bradley, whereupon Mottram Gardens will be found on the right hand side.

TENURE

The property is Freehold.

COUNCIL TAX

Wrexham County Borough Council - Tax Band E

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

EXTRA SERVICES

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.

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.

VIEWING

By appointment through the Agent's Mold Office 01352 751515.

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

DW/PMW

Amended JH

BATHROOM

2.31m x 1.75m (7'7" x 5'9")



Fitted with a white three piece suite comprising panelled bath with electric shower, pedestal wash basin and low flush WC. Attractive part tiled walls, chrome towel radiator, shaver point, recessed ceiling lighting, extractor fan and double glazed window with frosted glass.

OUTSIDE

The property occupies an attractive corner position within this small select development.

FRONT GARDEN



Open plan front lawned garden with a central pathway leading to the front door. Well stocked shrubbery bordered borders extending to the front and side of the house.

DRIVEWAY



The driveway is located to the rear of the plot providing off road parking for two cars as well as access to the semi detached single garage.

REAR GARDEN



To the rear is a good sized enclosed garden with substantial brick wall to part and panelled fencing to the remainder. The garden enjoys a sunny aspect and includes a paved patio area, outside lighting and tap.

LIVING ROOM

3.40m x 6.12m (11'2" x 20'1")



A spacious dual aspect room with double glazed window to the front and matching French doors to the rear overlooking the garden. Continuation of the wood effect laminate flooring, connection for wall mounted TV and two panelled radiators.



KITCHEN DINER

2.95m x 5.84m (9'8" x 19'2")



An open plan room with double glazed windows to the front and rear aspects and fitted with an attractive range of gloss grey fronted base and wall units with contrasting wood effect work surfaces. Inset sink unit with preparation bowl and mixer tap, tiled splashback, under cupboard lighting and range of integrated Zanussi appliances comprising four gas burner stainless steel hob with matching cooker hood above, electric double oven and fridge freezer. Void and plumbing for dishwasher, tile effect vinyl floor covering and radiator. Opening to utility room.





UTILITY ROOM

2.08m x 1.91m (6'10" x 6'3")



Matching worktops and wall cupboards to the kitchen with tiled splashback, plumbing for washing machine and space for tumble dryer. Continuation of the tile effect vinyl flooring, radiator, extractor fan, double glazed exterior door to the garden and internal door to cloakroom.

CLOAKROOM

2.08m x 0.97m (6'10" x 3'2")



Comprising low flush WC and pedestal wash basin. Tile effect vinyl flooring, radiator, recessed ceiling lighting and extractor fan.

FIRST FLOOR LANDING

Loft access, radiator, built in linen cupboard with slatted shelving and white panelled interior doors to all rooms.

BEDROOM ONE

3.43m x 4.24m max into recess (11'3" x 13'11" max into recess)



Double glazed window to the rear with views across to Hope Mountain in the far distance, TV aerial point and radiator.

EN SUITE

1.98m x 1.60m (6'6" x 5'3")



Comprising corner shower cubicle with mains shower valve with handset, pedestal wash basin and low flush WC. Chrome towel radiator, extractor fan, recessed ceiling lighting, shaver point and double glazed window with frosted glass.

BEDROOM TWO

3.15m x 3.20m (10'4" x 10'6")



A double size room with double glazed window to the rear with open aspect and radiator.

BEDROOM THREE

3.15m x 2.57m (10'4" x 8'5")



Double glazed window to the front and radiator.

BEDROOM FOUR/STUDY

2.44m x 2.36m approx plus recess (8' x 7'9" approx plus recess)



Double glazed window to the front, laminate flooring, TV aerial point and radiator.