

# Wingetts

More than just estate agents



150 Gresford Road  
Llay, Wrexham, LL12 0NW

An impressive 4 bedroom semi detached family home with detached garage and private rear garden enjoying countryside views to the front. Located on the fringe of the village of Llay with excellent road links to Wrexham and Chester together with convenient amenities in both Llay and nearby village of Gresford. Extended by the current owners to provide a blend of period features blended with modern day living arrangements, the accommodation briefly comprises an arched entrance porch with Oak door opening to the welcoming hall having staircase to 1st floor landing with useful store cupboard below, shower room, bay window fronted lounge, sitting room with open aspect into the well appointed fitted kitchen and dining room with a modern range of kitchen units with integrated appliances complimented by granite work surface areas. The 1st floor landing gives access to the 4 bedrooms, 3 of which are doubles, and a principal bedroom with countryside views and fitted wardrobes. Externally, a private brick paved drive leads to the detached garage with lawned gardens to the front and rear including a sunny aspect timber decked patio, privacy hedging and well stocked flower beds. NO CHAIN. Energy Rating - C (70)

Asking Price £300,000

# 150 Gresford Road

Llay, Wrexham, LL12 0NW



- An impressive semi detached family home
- Bay window lounge, sitting room
- Four bedrooms, bathroom
- Gardens to front and rear
- Enjoying countryside views to the front
- Kitchen/dining room
- Private driveway
- Arched entrance porch, welcoming hallway
- Shower room
- Detached garage

## LOCATION

## DIRECTIONS

## ON THE GROUND FLOOR

### WELCOMING HALLWAY

### LOUNGE

13'6 x 11'9 (4.11m x 3.58m )

### SITTING ROOM

12'4 x 11'8 (3.76m x 3.56m )

### KITCHEN AREA

11'4 x 11'4 (3.45m x 3.45m )

### DINING AREA

8'9 x 7'4 (2.67m x 2.24m )

### SHOWER ROOM

## ON THE FIRST FLOOR

## LANDING

### BEDROOM ONE

11'5 x 10'3 plus wardrobes (3.48m x 3.12m plus wardrobes )

### BEDROOM TWO

12'3 x 11'8 (3.73m x 3.56m )

### BEDROOM THREE

11'5 x 9'8 (3.48m x 2.95m )

### BEDROOM FOUR

8'2 x 7'4 (2.49m x 2.24m )

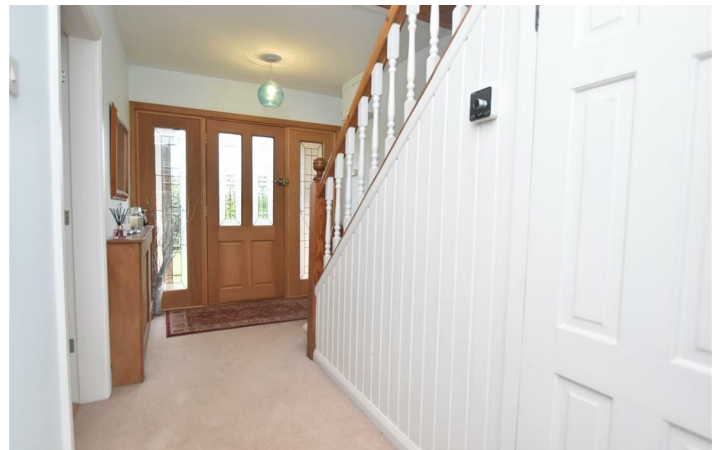
## BATHROOM

## OUTSIDE

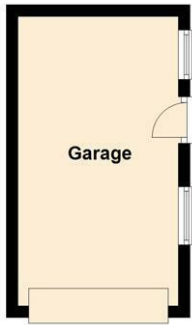


[Directions](#)

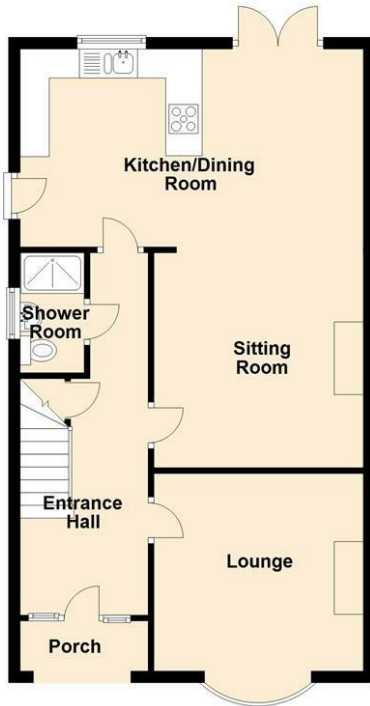




# Floor Plan



**Ground Floor**  
Approx. 77.1 sq. metres (829.8 sq. feet)



**First Floor**  
Approx. 53.2 sq. metres (572.8 sq. feet)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	