



47 Oldham Gardens, Llay, LL12 0QD
Offers In Excess Of £340,000

An immaculately presented and spacious 4 bedroom detached family home, offering 3 double bedrooms, with plenty of private parking and garage situated on this popular new residential development having the benefit of the balance of the NHBC Warranty. Located on the fringe of the village of Llay with its range of amenities including a supermarket and primary school together with excellent road links to Chester, Rossett, Wrexham and Deeside. Enjoying a pleasant aspect to the front, this well designed home briefly comprises an open fronted porch, welcoming hall with turned staircase and concealed storage below, cloaks/w.c., lounge overlooking the front garden, playroom or home office, stylish fitted kitchen dining living area with integrated appliances, utility cupboard and rear garden access. The 1st floor landing connects the 4 bedrooms (2 with fitted floor to ceiling wardrobes) and a family bathroom with bath and shower enclosure. The Principal bedroom has an en-suite shower room. Externally, the private drive with turning area includes an EV charging point and leads to the brick built garage. The front garden is mainly lawned and the enclosed rear garden offers an excellent outdoor entertaining space for children and adults with an Indian Stone paved patio, lawn and newly installed grey composite decked area. Energy Rating - B (85)

LOCATION

A new development on the fringe of the village of Llay enjoying excellent road links to Gresford, Rossett, Wrexham and Chester allowing for daily commuting to the major commercial areas of the region. The village offers a good range of amenities including an Aldi supermarket, local pubs/restaurant, newly opened farm shop and a primary school. Secondary schools are available in the adjoining villages.

DIRECTIONS

Proceed along the A483 by pass in a northerly direction towards Chester taking the exit signposted Rossett. At the slip road, turn left and proceed for approximately 1 mile passing the Croes Howell Pub and Restaurant and newly opened farm shop. Take the left turn into the new development and then bear left and left again onto Oldham Gardens where the property will be observed on the right.

ON THE GROUND FLOOR

Canopy porch with sensor welcome light and part glazed composite door opening to:

HALLWAY

Featuring wood effect flooring, radiator, turned staircase with useful hidden storage space below and ground floor central heating controls.

CLOAKS/W.C

Appointed with a pedestal wash basin with mixer tap, low flush w.c, radiator, part tiled walls and upvc double glazed window.

LOUNGE 13'7 x 10'6 (4.14m x 3.20m)

Upvc double glazed window overlooking the front garden, radiator and tv/Sky/Ethernet connection point.

KITCHEN/DINING/LIVING AREA 21'7 x 11'2 (6.58m x 3.40m)

An excellent family space with the kitchen area appointed with a stylish range of base and wall cupboards complimented by work surface areas with matching upstands incorporating a 1 1/2 bowl stainless steel single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, Zanussi double oven/grill, four ring gas hob with stainless steel extractor hood above and wide cutlery and pan drawers below, integrated fridge freezer, integrated dishwasher, inset ceiling spotlights and useful illuminated utility cupboard housing plumbing for washing machine, space for dryer, work surface and shelving. The dining/living area features a Bespoke range of storage cupboards with shelving and housing for television above. Upvc double glazed French doors open to the rear garden, wood effect flooring and part glazed door to the hallway.

HOME OFFICE/PLAYROOM 9'5 x 7'5 (2.87m x 2.26m)

A versatile room with upvc double glazed window to front and radiator.

ON THE FIRST FLOOR

Approached via the turned staircase from the hallway to:

LANDING

With upvc double glazed window to the half landing, radiator, airing cupboard housing the hot water cylinder with shelving and ceiling hatch with pull-down loft ladder giving access to a partially boarded loft space.

BEDROOM ONE 10'6 x 10'3 (3.20m x 3.12m)

Upvc double glazed window to front, radiator, fitted floor to ceiling sliding door wardrobes, first floor zonal central heating thermostat and television aerial point. Door to:

EN-SUITE

Appointed with a pedestal wash basin with mixer tap, low flush w.c, shower enclosure with mains thermostatic shower, part tiled walls, extractor fan, upvc double glazed window and chrome heated towel rail.

BEDROOM TWO 10'3 x 10'3 (3.12m x 3.12m)

Upvc double glazed window to front, radiator and television aerial point.

BEDROOM THREE 10'7 x 8'4 (3.23m x 2.54m)

Upvc double glazed window to rear, radiator, floor to ceiling fitted wardrobes and telephone aerial point.

BEDROOM FOUR 10'2 x 7'0 (3.10m x 2.13m)

A good sized fourth bedroom with upvc double glazed window to rear, radiator and television aerial point.

FAMILY BATHROOM

Appointed with a four piece white suite of low flush w.c, pedestal wash basin with mixer tap, shower enclosure with mains thermostatic shower, bath, chrome heated towel rail, upvc double glazed window and extractor fan.

OUTSIDE

The property is approached along a private driveway providing ample parking and guest parking alongside a lawned front garden. The driveway continues past an EV charging point to:

GARAGE 17'0 x 8'2 (5.18m x 2.49m)

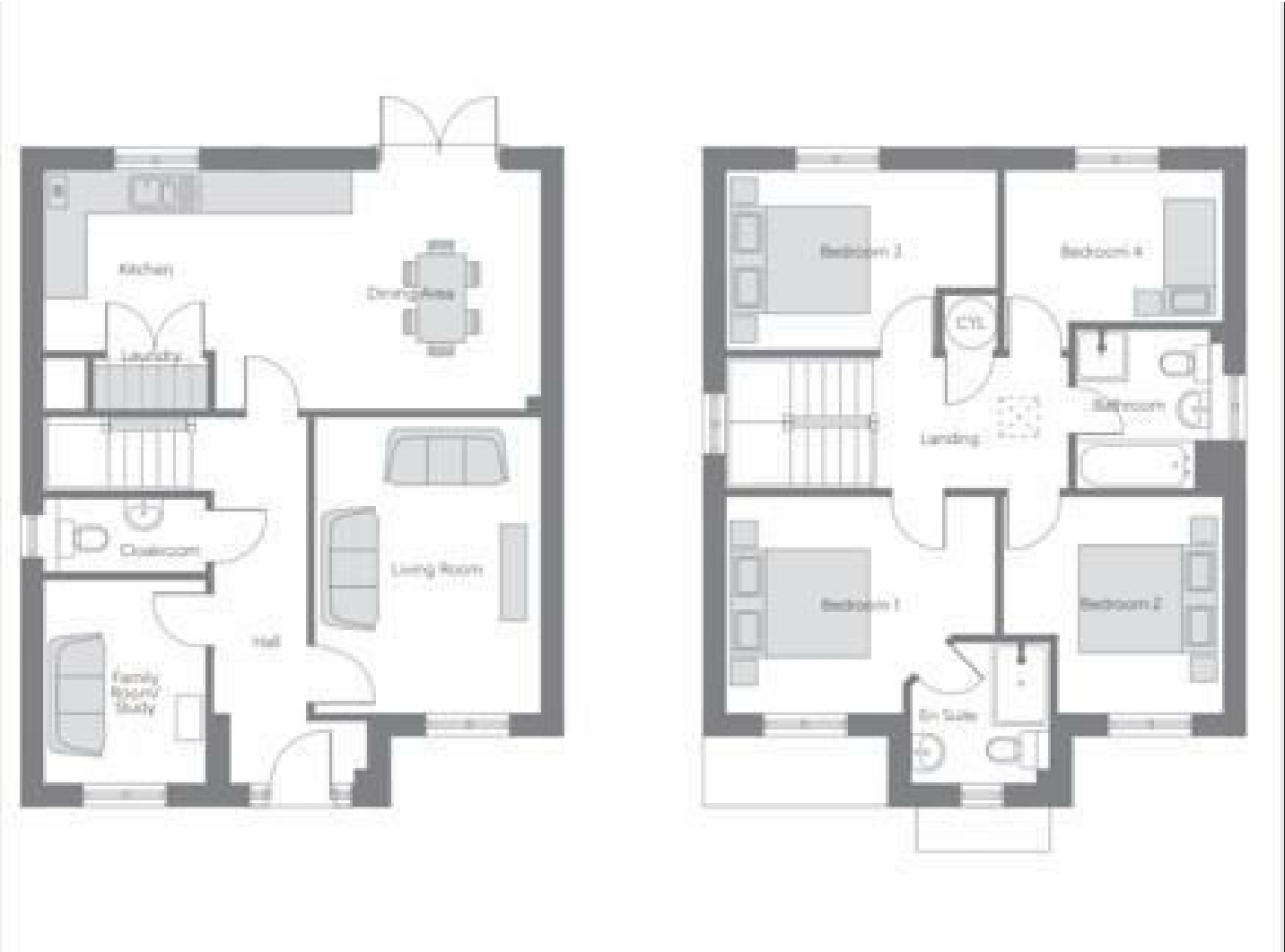
Having lighting, power points and useful attic storage space.

GARDENS

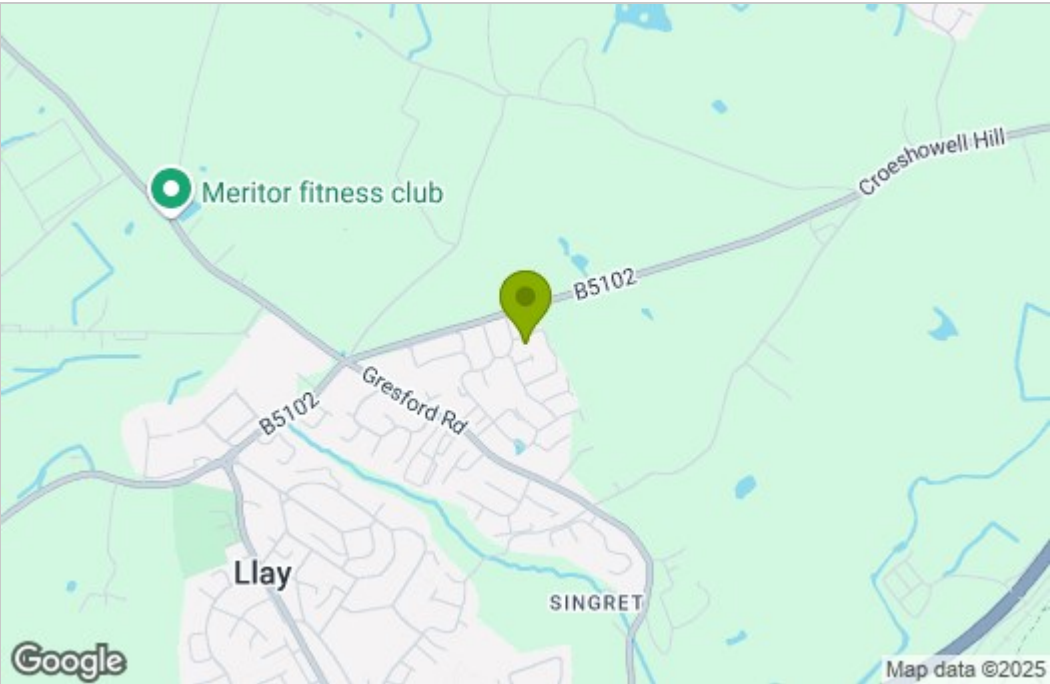
A garden gate leads into the rear garden which features an Indian stone paved patio, lawned area and grey composite decking area to provide space for outdoor entertaining. Side storage area and sensor lighting, all of which is enclosed to provide a safe family environment.



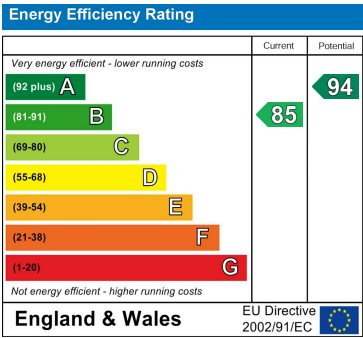
Floor Plan



Area Map



Energy Efficiency Graph



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