



**74 Carlton Meadows, Llay, LL12 0QU**

**Price £287,500**

Presented in immaculate condition is this light and airy 3 bedroom ( 1 en-suite ) detached home with the unique advantage of having 2 driveways providing private parking for 4 cars and situated on a corner plot with landscaped garden providing a lovely outdoor entertaining space. This double fronted house has the benefit of the balance of the 10 year warranty and briefly comprises a canopy porch, welcoming hall with stairs to 1st floor landing, cloaks/w.c., spacious lounge featuring a walk in bay window, stylish open plan kitchen dining room fitted with a modern white fronted range of base and wall cupboards and French doors opening to the garden. Utility. The 1st floor landing connects the 3 bedrooms, 2 of which are doubles and the principal bedroom having an en-suite shower room. The family bathroom includes a shower over the bath. To the outside, 2 separate driveways offer excellent private parking to accommodate guests and owners, lawned garden to front and side and a partly walled garden with Indian stone paved patio and lawn beyond. Freehold. Energy Rating - B (84)

## 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 a 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 continue into Carlton Meadow, bearing right and then left and the property will be observed on the right.

## ON THE GROUND FLOOR

Canopy porch with chrome up and down sensor light and part glazed composite door opening to:

### WELCOMING HALLWAY

With tiled floor, radiator, stairs to first floor landing, central heating thermostat and four panel white doors off to all rooms.

### CLOAKS/W.C

Appointed with a pedestal wash basin with mixer tap, low flush w.c, part tiled walls, tiled flooring, radiator and extractor fan.

### LOUNGE 18'2 x 11'8 into bay window (5.54m x 3.56m into bay window)

A light and airy reception room with upvc double glazed bay window to side, upvc double glazed window to front and radiator.

### KITCHEN/DINING ROOM 18'2 x 8'4 (5.54m x 2.54m)

Stylishly appointed with a white gloss fronted range of base and wall cupboards complimented by wood effect work surface areas incorporating a stainless steel 1 1/2 bowl sink unit with upvc double glazed window above, four ring gas hob with stainless steel splashback and extractor hood above, double oven/grill, integrated fridge freezer, tiled flooring, upvc double glazed French doors with integrated blinds opening to the garden, radiator and four panel door to:

### UTILITY

Work surface area with plumbing for washing

and space for tumble dryer below, concealed Ideal gas combination boiler, upvc double glazed window, tiled flooring and extractor fan.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With gallery over stairwell, upvc double glazed window, radiator, ceiling hatch to roof space, storage cupboard and four panel white woodgrain doors off.

### BEDROOM ONE 13'2 x 10'0 (4.01m x 3.05m)

Upvc double glazed window, radiator, central heating thermostat for first floor and four panel door opening to:

### EN-SUITE

Appointed with a close coupled w.c, pedestal wash basin with mixer tap and large wall mounted mirror above, shower enclosure with sliding door entry and Mira electric shower unit, chrome heated towel rail, part tiled walls, tiled flooring, upvc double glazed window and extractor fan.

### BEDROOM TWO 11'3 x 9'0 (3.43m x 2.74m)

Upvc double glazed window and radiator.

### BEDROOM THREE 9'0 x 6'6 (2.74m x 1.98m)

Upvc double glazed window and radiator.

### FAMILY BATHROOM 7'6 x 5'5 (2.29m x 1.65m)

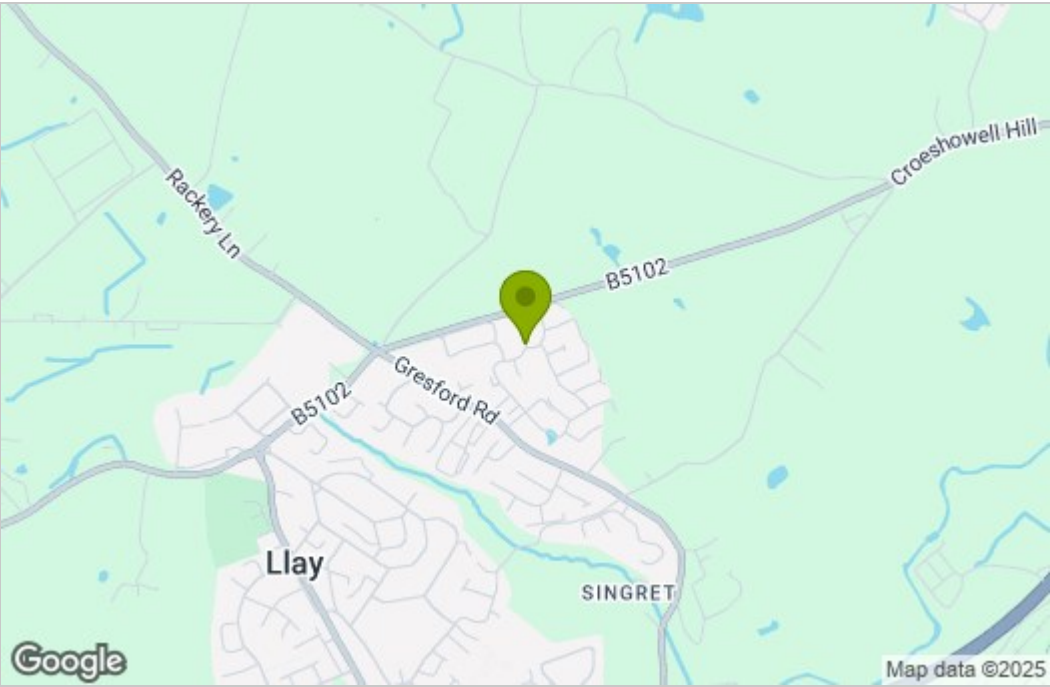
Appointed with a pedestal wash basin with mixer tap, close coupled w.c, bath with mains thermostatic shower and splash screen, chrome heated towel rail, extractor fan, part tiled walls and tiled flooring.

## OUTSIDE

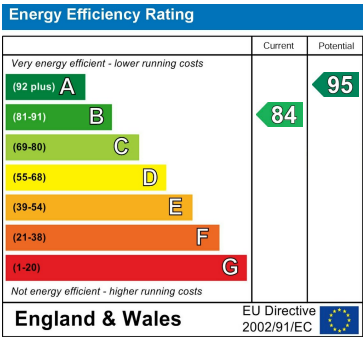
The property is approached from the front via a paved path which leads to the canopy porch alongside lawned gardens which extend to the front and side and includes low level hedging to boundaries and outdoor sockets. The two driveways are located either side of the property and provide parking for four cars. Gated paths lead to the main garden which enjoys a sunny aspect and includes an Indian stone paved patio with lawned garden beyond, timber shed, cold water tap, sensor lighting and part walled boundary.

Floor Plan

Area Map



Energy Efficiency Graph



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