

# Town & Country

Estate & Letting Agents

Rackery Lane, Llay, Wrexham

£248,000



A beautifully presented three bedroom end terrace located in the heart of this popular village, with the benefit of UPVC double glazing and gas combination boiler. The property, being light and spacious comprises an entrance hall, lounge, kitchen/dining room on the ground floor, with first floor landing with two double bedrooms and a large bathroom suite. On the second floor is a master suite with en suite and dressing facilities. Externally to the front of the property is an enclosed garden with raised beds. Gated side access to a large rear garden, having patterned concrete and paved patio areas, along with gravel and shrub gardens, all of which is enclosed by a series of fence panels. Viewings are highly recommended!

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## Externally Front

The property is approached via an iron gated front garden which is arranged with an assortment of raised flower beds

## Entrance

The Property is entered through a UPVC glazed door, turned stairs with spindle balustrades lead to the 1st and 2nd floor accommodation with storage under, there is a modern anthracite vertical radiator, wood laminate flooring and glazed door leads through to the kitchen dining room.

## Kitchen/ Dining Room



## Dining Area

Fitted with a range of wooden shaker base, wall and drawer units complimented by stainless steel handles, work surface houses a Neff induction hob with enclosed extractor fan above. There is space for an American style fridge freezer, laminate wood flooring, recessed down lights set into the ceiling, a door leads through to the lounge and a through way leads through to the kitchen area and upvc double glazed window over looks the side elevation.



## Kitchen

A thoughtfully extended room fitted with a range of wood shaker style base, wall and drawer units housing the Neff double oven, ample work surface houses a one and half bowl stainless steel sink with mixer tap above with tiled splash back running the length of the work surface. Recessed down lights and Velux windows flood the area with natural light, additionally there is a window overlooking the rear elevation. Doors off open to a large pantry and the cloakroom WC, a glazed UPVC door opens onto the patio.



## Cloakroom WC

Fitted with a dual flush low level WC, hand wash basin with vanity unit below and tiled splash back, a window over looks the rear elevation. A through way leads to the utility room with space and plumbing for washing machine and tumble dryer with a large chrome heated towel rail, wall mounted Worcester boiler.



## Lounge

With engineered wood flooring, a cast-iron log burner with brick and oak surround and stone hearth, alcove shelving compliments the fire surround and the window with radiator underneath over looks the front elevation.



## First Floor landing

With doors off to the large family bathroom, two double bedrooms and stairs leading up to further accommodation. A window over looks the front elevation



## Bedroom Two

With a range of built in wardrobes, window over looking the front elevation and radiator below.



### Bedroom Three

Again a good sized double room with a range of built in wardrobes, wood laminate flooring, window overlooking the rear elevation with radiator below.



### Bathroom

Fitted with a four piece with bathroom suite comprising of an over sized shower cubical with marble effect surround, thermostatic shower with rainfall shower above, pedestal hand wash basin with chrome mixer tap and tiled splash back, low level dual flush WC, bath with chrome mixer tap. A window overlooks the side elevation, recessed down lights, extractor fan and chrome heated towel rail.



### Bedroom One

With door access off the first floor landing leading to steps up, large double bedroom with eaves storage, window facing the side elevation, radiator. A door leads through to the en suite and dressing area.



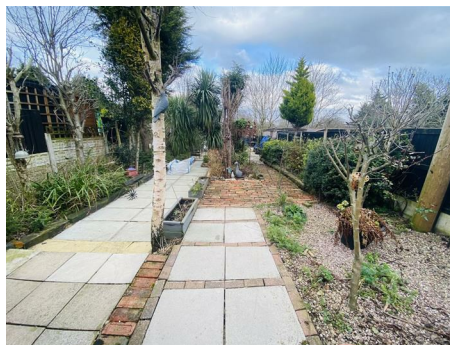
### En Suite

Fitted with a white three piece suite comprising a shower cubicle with electric shower, low level macerator WC, hand wash basin with vanity unit below and tiled splash back. A through way leads to a dressing area.



### Rear Garden

A generous rear sized garden, split into four areas and open aspect to the rear. The first area is a private patio with timber gated side access raised borders a wrought iron gate and steps lead down to a further patio. The second patio is split with borders, mature shrubs and trees with a large summer house, leading into a further patio area with a further summer house and large shed a gate leads down to a tiered garden with steps running along side, a further gate leads out on the fields behind.



### Addendum

There is an option to take on the lease of a garage away from the property currently charge stands at £55 per annum paid to Wrexham County Council

### Services

The agents have not tested any of the appliances listed in the particulars.

### Viewings

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

### To Make an Offer

If you would like to make an offer, please contact a member of our team who will assist you further.

### Mortgage Advice

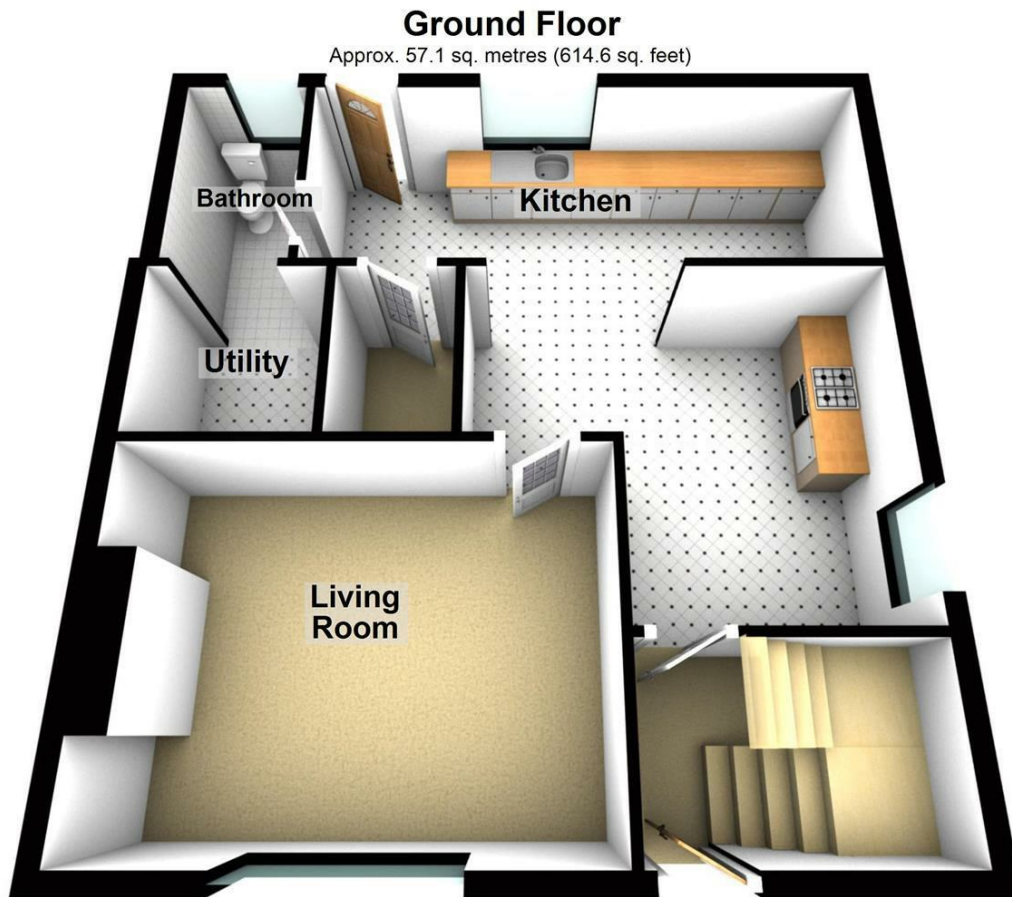
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

### Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.



Total area: approx. 119.3 sq. metres (1283.7 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			81
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	