

# Town & Country

Estate & Letting Agents

Llay New Road, Llay, Wrexham

£140,000



A well-presented three-bedroom home in a popular village location, featuring a spacious kitchen/diner, conservatory, utility room, modern bathroom, off-road parking and enclosed rear garden. Offered with no onward chain.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

**TEL: 01978 291345**

## DESCRIPTION

Located in this popular village with excellent access to Wrexham, Chester and Mold, as well as convenient links to local motorway networks and day-to-day amenities. The property benefits from UPVC double glazing and gas central heating, offering an entrance hall, living room, spacious kitchen/diner, conservatory, utility room and cloakroom WC to the ground floor. The first floor provides three bedrooms and a bathroom, while externally there is off-road parking and well-kept front and rear gardens enclosed by hedging. The property is available with no onward chain.



## LOCATION

Llay is a well-served village located just a short distance from Wrexham, offering a blend of residential convenience and community atmosphere. The village benefits from a range of amenities including shops, schools, parks, pubs and leisure facilities. Excellent road links provide easy access to Wrexham, Chester and the wider North Wales and North West regions, making it an ideal location for commuters and families alike.

## ENTRANCE HALL

11'5 x 6'5

Entered through a composite opaque double-glazed front door, the hall features wood-grain effect laminate flooring, stairs rising to the first-floor

accommodation, a radiator and doors leading to the living room and kitchen/diner.



## LIVING ROOM

14'2 x 11'7

With a radiator, a window facing the front elevation and wood-grain effect laminate flooring.



## KITCHEN/DINER

20'0 x 8'7

Fitted with grey shaker-style wall, base and drawer units in a wood-grain effect, with worktops incorporating a stainless-steel one-and-a-half bowl sink with mixer tap. Ceramic tiled flooring, radiator, recessed ceiling downlights and a window to the rear elevation. An archway leads to the utility room, and an open walkway leads through to the conservatory.



## CONSERVATORY

12'8 x 7'4

Featuring continuation of the ceramic tiled flooring from the kitchen/diner. Constructed with a low brick base and UPVC double-glazed frame, with integrated French doors opening to the rear garden.



## UTILITY

17'3 x 3'5

Fitted with a floor-to-ceiling unit housing the gas meter, with work surface below providing base space and plumbing for a washing machine. A wall-mounted gas combination boiler is installed above. An opaque UPVC double-glazed door opens to the side

elevation, and a door leads to the cloakroom WC.



## CLOAKROOM WC

Fitted with a white low-level WC and wash hand basin.

## FIRST FLOOR LANDING

With access to the loft, a window to the side elevation and doors opening to the bathroom and all three bedrooms.



## BATHROOM

6'7 x 5'6

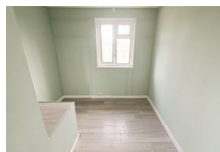
Fitted with a white three-piece suite comprising panel bath, wash hand basin and dual-flush low-level WC. Partially tiled walls, radiator and an opaque window to the side elevation.



## BEDROOM ONE

11'8 x 11'0

With a window facing the front elevation and radiator below.



## BEDROOM TWO

13'6 x 8'1

With a wardrobe recess and a window to the rear elevation with radiator below.

## BEDROOM THREE

9'0 x 8'3 (max)

An L-shaped room with wood-grain effect laminate flooring, window facing the front elevation and radiator.



## EXTERNALLY

A long front garden provides paved and gravel off-road parking, extending to brick-block pathways running along the front and side of the property. There is also an external light. The rear garden features a paved patio area and a

lawned garden enclosed by hedging, together with an external light and a water supply.

## ADDENDUM

Property is of non-conventional construction.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band B - £1,706

## Viewings

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

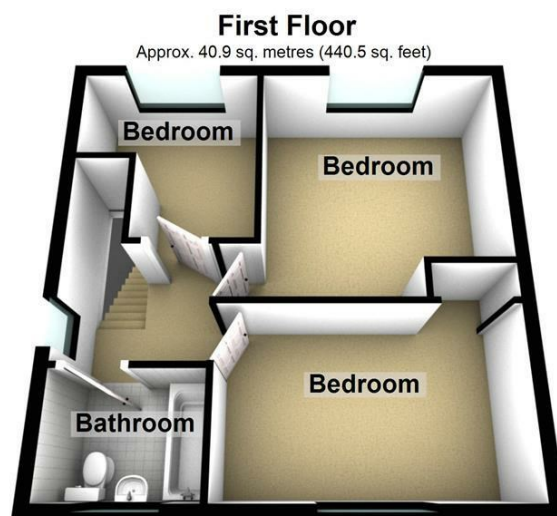
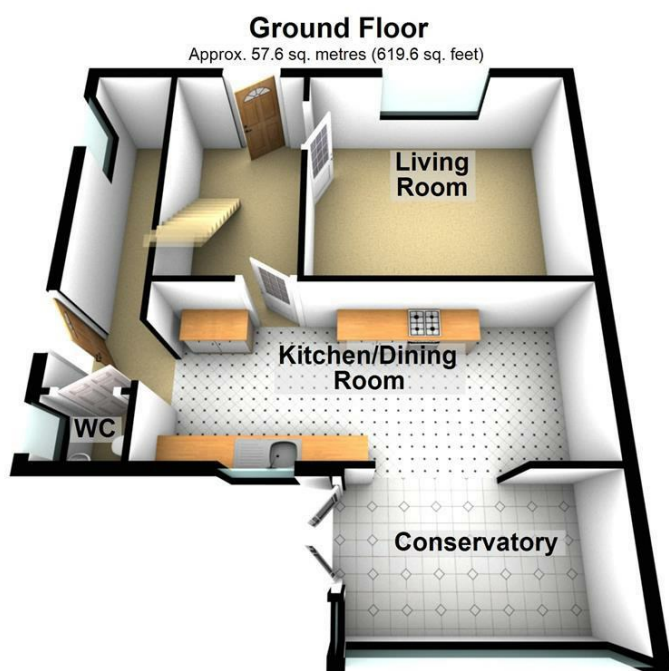
## To Make an Offer (Wrexham)

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

## Mortgage Advice (Wrexham)

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.**



Total area: approx. 98.5 sq. metres (1060.2 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		
(69-80)	C		
(55-68)	D	61	68
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	