

Town & Country

Estate & Letting Agents

Vale View, Llay, Wrexham

Offers In Excess Of
£225,000



A well-presented three-bedroom extended semi-detached home set within a quiet cul-de-sac, offering off-road parking, garage, conservatory, and attractive gardens with countryside views.

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DESCRIPTION

Situated within a quiet cul-de-sac with rural views to the side, this extended three-bedroom semi-detached property benefits from UPVC double glazing and gas central heating. The accommodation briefly comprises an inviting entrance hall, spacious living room, dining room opening through to the kitchen, conservatory, and cloakroom WC. To the first floor are three bedrooms and a well-appointed family bathroom. Externally, the property offers off-road parking, a single garage, and a landscaped rear garden with open field views.



LOCATION

Llay is a popular village situated close to Wrexham, offering a range of local amenities including shops, schools and leisure facilities. The area benefits from excellent road links via the A483, providing easy access to Wrexham, Chester and the wider North West. Llay is also well regarded for its semi-rural setting, making it ideal for those seeking a balance between countryside living and convenient commuter access.



ENTRANCE HALL

The property is entered via an opaque leaded and stained glass UPVC double-glazed front door, opening into an inviting entrance hall. Features include wood-grain effect laminate flooring, a window to the front elevation with radiator beneath, stairs rising to the first-floor accommodation, and a partially glazed door opening into the living room.



LIVING ROOM

13'10 x 12'4

With a continuation of the wood-grain laminate flooring, the living room benefits from a bow window to the front elevation, a radiator, wall-mounted electric fire, under-stairs storage cupboard, and a partially glazed door opening into the dining room.



DINING ROOM

8'6 x 7'10

Featuring laminate tile-effect flooring, a contemporary column-style radiator, UPVC double-glazed patio doors opening into the conservatory, and an open-throughway leading into the kitchen.



KITCHEN

15'3 x 9'2

The kitchen continues the laminate tile-effect flooring and is fitted with a range of attractive wood-grain effect shaker-style wall, base and drawer units, complemented by display

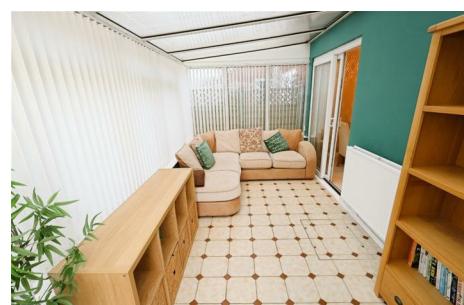
cabinets and stainless-steel handles. Ample wood-grain effect work surfaces incorporate a one-and-a-half bowl sink unit with adjustable mixer tap and tiled splashbacks. There is space for a cooker with a stainless-steel and glass extractor hood above, housing for a tall fridge freezer, an integrated dishwasher, and space and plumbing for a washing machine and tumble dryer. A housing unit contains the Worcester gas combination boiler. A window overlooks the rear elevation, and an internal door opens into the cloakroom WC.



CLOAKROOM WC

5'9 x 3'3

Installed with a low-level WC and wash hand basin, partially tiled walls, radiator, extractor fan, and an opaque window to the front elevation.



CONSERVATORY

14'7 x 9'0

A lovely conservatory constructed on a low

brick wall with UPVC double-glazed frames, ceramic tiled flooring, radiator, and integrated UPVC double-glazed French doors opening out to the rear garden.

FIRST FLOOR LANDING

A single prefabricated garage accessed from the front via an up-and-over door, with power and lighting, and a timber side access door.



BATHROOM

8'5 x 6'8

Fitted with a modern white suite comprising a corner panelled bath with mixer tap and handheld shower attachment, a corner shower enclosure with dual-head thermostatic shower, dual-flush low-level WC, and pedestal wash hand basin with mixer tap. The walls are fully tiled and features include a heated towel rail, recessed ceiling downlights, and an opaque window to the rear elevation.



BEDROOM ONE

10'10 x 9'1

With fitted wardrobes and drawers, a window to the front elevation, and a radiator beneath.



BEDROOM TWO

9'6 x 9'1

Featuring a fitted double wardrobe with sliding doors, a window to the rear elevation, and a radiator.



BEDROOM THREE

7'1 x 6'8 (max)

Including built-in over-stairs storage cupboards, additional luggage cupboards, radiator, and a window to the front elevation.



EXTERNALLY

Situated within a quiet cul-de-sac with rural views to the side, the property is approached over a concrete driveway providing off-road parking in front of the single garage. There is a low-maintenance brick-block and gravel garden to the front, timber-gated side access leading to the rear garden, and an external light positioned to the right-hand side of the front door. The rear garden is predominantly laid to lawn and features brick-block walkways, a

paved patio area, stone raised planters stocked with a variety of plants and shrubs, and an elevated lawn area to the side enjoying views over open fields. An external water supply is also provided.



GARAGE

19'8 x 8'2

A single prefabricated garage accessed from the front via an up-and-over door, with power and lighting, and a timber side access door.

Services (Wrexham)

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

Tenure: Freehold

Council Tax Band D: £2,193.00

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

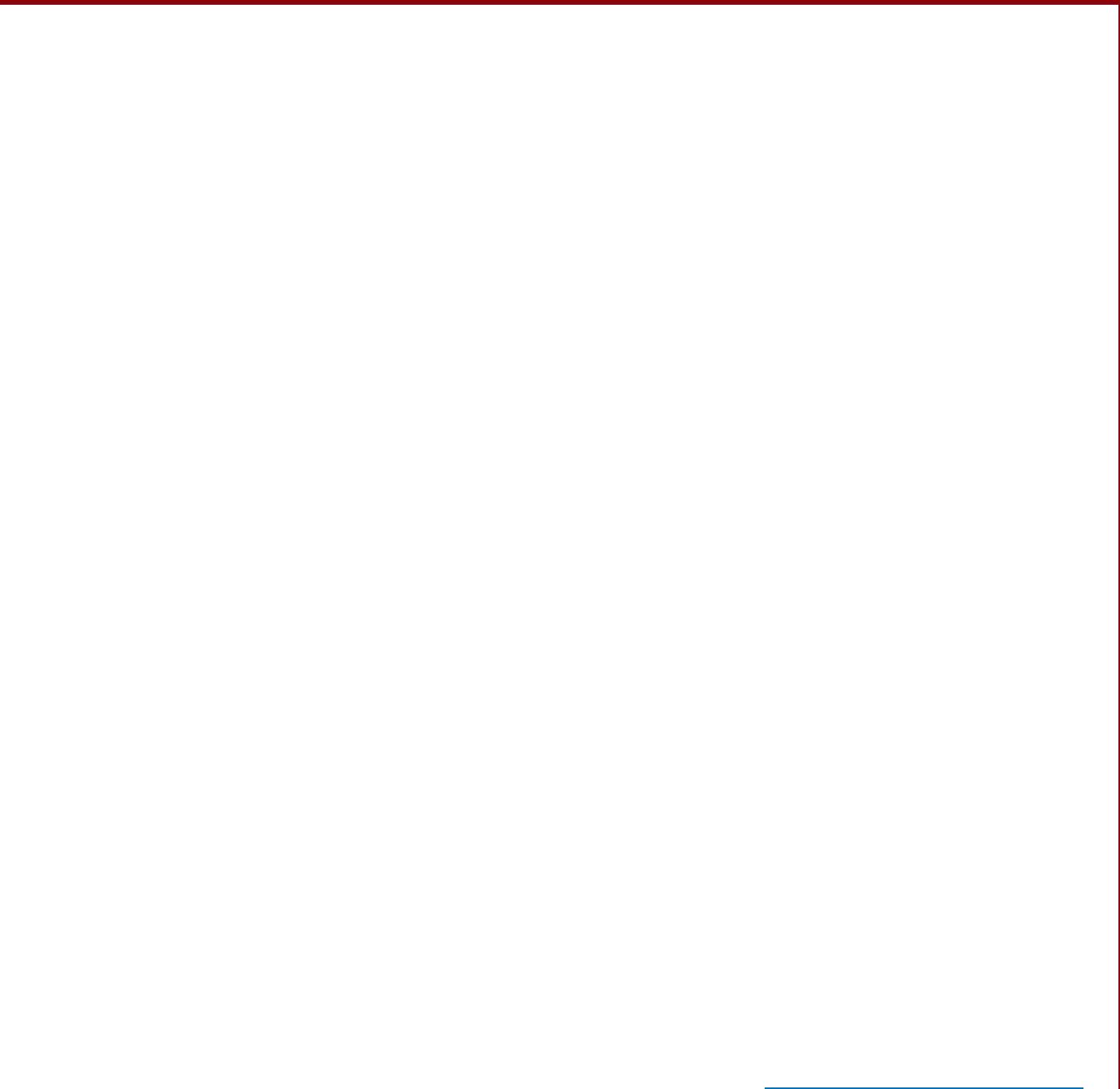
If you would like to make an offer, please contact a member of our team who will assist you further.

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.



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		84
(81-91) B		67
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	