

Mottram Gardens, Llay, Wrexham , LL12 0BX
 £325,000 MW46544



DESCRIPTION: Situated in a popular village location is this stunning 4 bedroom detached family home which was constructed approximately 4 years ago by the well renowned Gower Homes. The property offers generous size accommodation to briefly comprise entrance hall, cloakroom, lounge, fully fitted kitchen/diner and to the first floor there is the master bedroom with ensuite 3 further bedrooms and a family bathroom. The accommodation is complimented by gas heating and UPVC double glazing and externally there are well presented gardens, a drive providing off road parking and a single garage. As selling agents we highly recommend an inspection of the property to fully appreciate the size and quality of the accommodation on offer. **FREEHOLD. COUNCIL TAX BAND E. NHBC GUARANTEE.**

GEORGE A MURRAY FNAEA – RESIDENT PARTNER

Viewing by arrangement through Wrexham Office

35/37 King Street, Wrexham, Clwyd, LL11 1HR Tel: 01978 262275

Opening hours 9.00am-5pm Monday – Friday 9.00am – 2pm Saturday

DIRECTIONS: From the agents Wrexham office proceed around the one way system to the mini roundabout on the corner of Grosvenor Road. Proceed straight across and continue through Rhosddu, Rhosrobin and on into L Lay, just before the roundabout the development will be noted on the left hand side, turn into the development, keep right and then turn right into the cul de sac and the property will be noted on the right hand side .

LOCATION: Situated in a popular and sought after village location with easy access to Wrexham City centre facilities and the main road network for commuting to Chester city centre and the surrounding areas of employment.



Head Office: Tudor House, Chester Street, Mold, Flintshire, CH7 1EG

Shotton Office: 01244 814182 Wrexham Office: 01978 262275 Mold Office: 01352 758088
 Holywell Office: 01352 712271

HEATING: Gas radiator heating installed.

ENTRANCE HALL: Panelled radiator. Built in storage cupboard. Under stairs storage. Wood effect floor covering. Stairs rising to first floor. Door leading to front of property.



CLOAKROOM: Panelled radiator. Wood effect floor covering. Fitted 2 piece suite comprising wc and wash hand basin.



LOUNGE: 14' 10" x 10' 5" (4.52m x 3.18m) Panelled radiator. Fitted feature log effect electric fire. Tv point. Box bay to front elevation.



KITCHEN/DINER: 24' 2" x 10' 0" (7.37m x 3.05m) Two panelled radiator. The kitchen is fitted with a comprehensive range of modern wall and base units with worktop surfaces which extend to incorporate a breakfast bar, inset stainless steel sink unit and splash back tiling with integrated appliances to include hob, extractor hood, double oven, fridge freezer and dish washer. Inset ceiling lighting. Wood effect floor covering. French doors leading to rear garden.

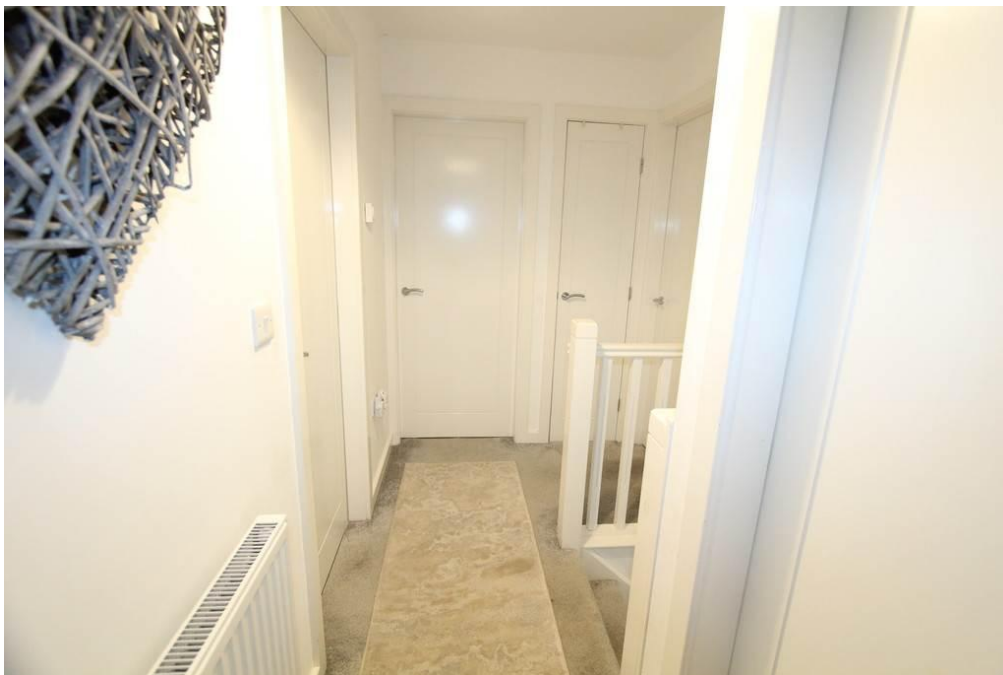




UTILITY ROOM: 6' 5" x 5' 3" (1.96m x 1.6m) Fitted wall and base units with worktop surfaces and space and plumbing for washing machine. Wall mounted gas boiler. Door leading to side of property.



STAIRS AND LANDING: Panelled radiator. Loft access. Built in storage cupboard. Doors leading off to bedrooms and bathroom.



BEDROOM 1: 13' x 11' 10" (3.96m x 3.61m) Panelled radiator. Tv point. Window to front elevation.



ENSUITE: Chrome style towel rail. Fitted 3 piece suite comprising wc, wash hand basin and a large shower enclosure with fitted shower. Tiled walls. Inset ceiling lighting.



BEDROOM 2: 14' 4" x 8' 7" (4.37m x 2.62m) Panelled radiator. Fitted storage lockers and hanging rails. Window to front elevation.



BEDROOM 3: 9' 9" x 8' 5" (2.97m x 2.57m) Panelled radiator. Fitted storage lockers and hanging rails. Window to rear elevation.



BEDROOM 4: 9' 9" x 7' 5" (2.97m x 2.26m) Panelled radiator. Fitted storage lockers and hanging rails. Window to rear elevation.

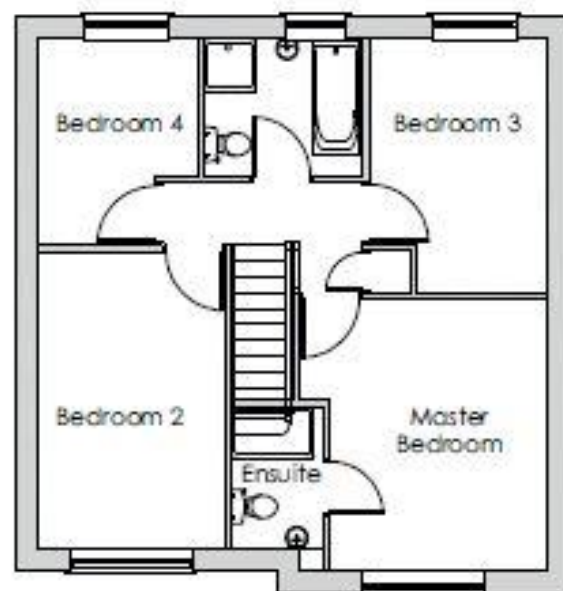


BATHROOM: 7' 4" x 6' 3" (2.24m x 1.91m) Chrome style towel rail. Fitted 4 piece white suite comprising wc, wash hand basin, panelled bath and shower enclosure with fitted shower. Wood effect floor covering. Part tiled walls.



OUTSIDE: To the front of the property there are lawned gardens and a path leading to the front entrance. There is a drive providing off road parking which leads to the single garage with up and over door and power and lighting laid on. There is a path and gated access to the left hand side of the property which leads to the rear enclosed gardens which comprises a patio area leading onto lawned gardens. Outside tap. Pedestrian access to the rear of the garage.





Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - TO MAKE AN OFFER - MAKE AN APPOINTMENT. Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers or Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey