



**The Nant**

**3 Bedroom Terrace/Semi-Detached Home**

An impressive three-bedroom residence featuring a spacious kitchen/dining room situated at the front of the property, complete with access to the ground floor WC. Contrasting through, window door leads to the generously sized lounge, highlighted by centrally positioned French doors opening onto the rear garden. Stairs lead to the first-floor landing, granting access to the three bedrooms and a family bathroom. The master bedroom, positioned at the rear of the property, offers a delightful view of the garden and includes the added luxury of an en-suite shower.

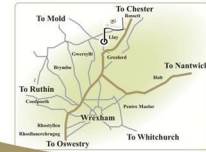
**Room Sizes**

FLOOR	Room	Approx. Size	Approx. Area
GROUND FLOOR	Cloakroom	7'2" x 4'2"	0.30m x 2.02m
	Kitchen/Dining	9'1" x 14'0"	3.84m x 6.40m
	Lounge	14'2" x 18'0"	5m x 6.60m
	WC	4'0" x 4'0"	1.22m x 1.22m
FIRST FLOOR	Bedroom One	11'4" x 9'7"	3.32m x 2.76m
	Bedroom Two	10'11" x 9'5"	3.33m x 2.76m
	Bedroom Three	8'11" x 9'11"	2.42m x 2.93m
	Bathroom	6'8" x 8'11"	2.06m x 2.66m



**Directions**

Exit the A482 towards Llay, at the roundabout, turn left. Continue along this road, upon reaching the traffic lights by A16, continue straight on. On reaching the next roundabout, take the second exit onto Llay New Road, signposted for Bradley. Continue along this road where you will pass two zebra crossings and shortly after the second zebra crossing you will see the British Legion on your right. Turn right onto Wells Dale, where the development will be seen on your left hand side.



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Telephone: 01978 263169

**The Nant The Poppies, Llay, LL12 0RL**

**£235,000**

**\*\*HELP TO BUY WALES AVAILABLE\*\***

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## The Poppies

"The Poppies" – A Charming Residential Development in the Heart of Llay Village. Nestled within the picturesque village of Llay, "The Poppies" presents an exquisite collection of modern homes, combining contemporary design with the tranquillity of village living. This thoughtfully planned development offers a variety of housing options, including two, three, and four-bedroom homes, providing an ideal setting for families and individuals seeking comfort and convenience. Elegance: "The Poppies" boasts a harmonious blend of styles, while incorporating modern aesthetics. Each residence is designed with attention to detail, featuring high-quality materials, with well designed layouts, that invite natural light, creating a warm and inviting atmosphere. Variety of Home Designs: Discover the perfect home for your lifestyle with a range of options. Choose from cosy two-bedroom homes ideal for young professionals or couples, spacious three-bedroom homes perfect for growing families, or luxurious four-bedroom residences for those seeking extra space and versatility.

Modern Amenities: Each home is equipped with modern amenities and energy-efficient features, ensuring a comfortable and sustainable living experience. Kitchens are fitted with built in appliances. The development also includes designated parking areas for the residents' convenience. Community Living: "The Poppies" holds a strong sense of community.

Nearby local amenities, including Welsh & English medium schools, shops, and the popular Alyn Waters Country Park enhancing the overall quality of life. Convenient Location: Located in the heart of Llay, the development provides easy access to major transportation routes, connecting residents to nearby towns and cities. Llay's charm, combined with the convenience of urban amenities, makes "The Poppies" an ideal place to call home. Embrace a lifestyle of comfort, elegance, and community at "The Poppies" where the charm of village living meets modern sophistication.

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## Disclaimer

Customers should note this illustration is an example. All dimensions indicated are approximate and the furniture layout is for illustrative purposes only. Homes may be "handed" (mirror image) versions of the illustrations, and may be detached, semi detached or terraced. Materials used may differ from plot to plot including render and roof tile colours. Detailed plans and specifications are available for inspection for each plot at our Sales Office during working hours and customers must check their individual specifications prior to making a reservation. SG Estates give notice that the property particulars and related information on this site, whilst believed to be accurate, are set as a general outline for guidance only. Intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves before physical inspection as to their availability, or by physical inspection of the property in question or otherwise as to their accuracy or fit for purpose. Materials used may

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## Floor Plan

## Area Map



## Energy Efficiency Graph

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