



Directions

Exit the A463 towards Llay, at the roundabout, turn left. Continue along this road, upon reaching the traffic lights by A461, continue straight on. On reaching the next roundabout, take the second exit onto Llay New Road, signposted for Brulley. Continue along this road where you will go past two side crossings and shortly after the second side crossing you will see the British Legion on your right. Turn right into Water Dyke, where the development will be seen on your left hand side.

www.sgesstates.co.uk Telephone: 01978 263169

The Acton The Poppies, Llay, LL12 0RL

£265,000

The Acton

A splendid three-bedroom residence, boasting spacious accommodation spread across two floors. Upon entry, a welcoming hallway has doors leading to the cloakroom and onwards to the delightful kitchen/dining room, positioned at the front of the house. Towards the rear of the property, you'll discover the inviting living room, generously sized and flooded with natural light thanks to French doors and a window overlooking the rear garden. Stairs rise to the first-floor landing, granting access to the three bedrooms and family bathroom. The master bedroom, situated at the rear of the property, offers a charming view of the (rear) garden, and further indulges in the luxury of an en-suite shower room.

Available Winter 2024

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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Directions

Exit the A483 towards Llay, at the roundabout, turn left. Continue along this road, upon reaching the traffic lights by Aldi, 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 go past two zebra crossings and shortly after the second zebra crossing you will see the British Legion on your right. Turn right into Watts Dyke, where the development will be seen on your left hand side.

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. S G 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 differ from plot to plot, including render and roof tile colours. Please speak to your Sales Executive for further details.



Floor Plan

Area Map



Energy Efficiency Graph

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