

Asking Price £315,000

3 Bedrooms 2 Bathrooms

The Granary, Old Meadow Court, Gresford Road, Llay, Wrexham LL12 0NE

BOWEN

PROPERTY SINCE 1862

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General Remarks

"The Granary" is an immaculately presented three bedroom barn conversion, located within a small development of similar properties at Old Meadow Court. Originally converted in 2000, the property has been sympathetically refurbished by the current home owners. Occupying a level plot with pleasant, well-maintained gardens to the rear in addition to dedicated parking and visitor bays. Internal viewing is highly recommended.

Accommodation

On The Ground Floor:

Entrance Hallway: Tiled flooring. Storage cupboard with electric meter, consumer unit and wall-light fitting. Part glazed PVCu door to front. Radiator. Ceiling light fitting. Power points. Ceiling smoke alarm. Staircase leading to First Floor.

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AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressively itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

Lounge: 17' 10'' x 16' 3'' (5.44m x 4.96m) maximum. Laminate flooring. Two radiators. Two ceiling light fittings. Double glazed French windows leading out onto the rear garden. Full height double glazed window to front elevation. Power points. Television aerial point. Feature coal-effect gas fire with flue and a marble-effect hearth having a brick surround and solid wooden mantel. Feature beams to ceiling. Storage cupboard under the stairs.

Kitchen/Dining Room: 17' 10'' x 8' 10'' (5.44m x 2.70m) Comprising a range of solid oak wall and base units with flecked laminate work-top surfaces and a tiled splash-back. Range of integrated appliances which include plumbing for a washing machine, an integrated tall fridge/freezer, integrated double "Bosch" oven with four-ring "Bosch" hob over having an extractor hood above and an integrated "Bosch" microwave. Integrated slimline dishwasher Power points. Tiled flooring. Double glazed window to front elevation. Single composite sink unit with draining-board. Wall mounted "Worcester Bosch" gas-fired central heating boiler. Ceiling spot-lights and wall-light fittings. Laminate flooring to Dining Room. Radiator. Timber-framed double doors leading out to:

Conservatory: 11' 6'' x 10' 9'' (3.51m x 3.27m) Laminate flooring. Two radiators. Power points. Ceiling light fitting. Television aerial point. Double doors leading out onto the garden.

On The First Floor:

Landing: Exposed floorboards. Exposed feature beams and truss. Power points. Ceiling light fitting. Ceiling smoke alarm.

Bedroom 1: 13' 8'' x 8' 10'' (4.17m x 2.70m) Fitted carpet. Radiator. Power points. Double glazed window to front elevation. Exposed feature beams and truss. Ceiling light fitting. Range of fitted wardrobes with matching drawers and dressing table. Velux window.

En-Suite Shower Room: 9' 5'' x 3' 0'' (2.87m x 0.91m) Comprising a low level w.c., wash hand basin set into a vanity unit and a fully tiled shower cubicle with "Triton" electric shower unit. Part tiled walls. Radiator. Ceiling light fitting. Extractor fan. Exposed floorboards.

Bedroom 2: 9' 1'' x 9' 1'' (2.78m x 2.76m) Exposed floorboards. Double glazed window to front elevation. Radiator. Velux window. Power points. Range of fitted wardrobes with matching chests of drawers. Ceiling loft hatch. Ceiling light fitting. Exposed feature beams. Linen cupboard over the stairs.

Bedroom 3: 9' 6'' x 6' 1'' (2.90m x 1.86m) Exposed floorboards. Double glazed window to rear elevation. Power points. Radiator. Ceiling light fitting. Feature exposed beams to ceiling. Range of fitted cupboards with book-shelves and a desk. Wall mounted cupboards.

Shower Room: 6' 10'' x 5' 6'' (2.08m x 1.68m) Comprising a low level w.c., pedestal wash hand basin and a walk-in shower enclosure with PVCu aqua-panels and a "Triton" thermostatic shower bar. Exposed floorboards. Radiator. Velux window. Feature beams to ceiling. Ceiling light fitting.

Outside: Occupying a level plot with well-kept gardens to the rear to include a lawn with planted borders and paved Patio Seating Areas, one of which is covered. Garden Shed with power.

Rear shared access. Fenced boundaries. Outdoor tap and outdoor lighting. Gravel Courtyard to front of property.

Dedicated Parking Space for "The Granary" together with Car Port (second bay in row) and additional Visitor Spaces.



















Directions: Leave the A483 at Junction 7 staying on the B5102 (Llay Road). Head towards the village of Llay along the Straight Mile at Croeshowell. At the traffic lights take a left-hand turn into Gresford Road. After the turning for ALDI, take the left-hand turn into Old Meadow Court. Visitor parking is located after the dedicated parking bays and car ports.

Services: All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the wall mounted "Worcester" gas-fired boiler situated in the Kitchen.

Tenure: Freehold. Vacant Possession on Completion. A Service Charge of £20 per month is payable for the maintenance of the grounds at Old Meadow Court.

Viewing: By prior appointment with the Agents.

EPC: EPC Rating - 70|C.

Council Tax Band: The property is valued in Band "F".

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