

Town & Country

Estate & Letting Agents

Carlton Meadows, Llay, Wrexham

Offers Over £280,000



Occupying a pleasant position within a popular and convenient residential location, this beautifully maintained detached home offers well-proportioned accommodation perfectly suited to family living. The ground floor comprises a welcoming entrance hallway, downstairs WC, spacious lounge with attractive bay window, and a modern kitchen/dining room fitted with a comprehensive range of units and integrated appliances, with French doors opening onto the enclosed rear garden.

To the first floor are three generously sized double bedrooms, including a principal bedroom with en-suite shower room, together with a well-appointed family bathroom. Externally, the property benefits from a lawned front garden, driveway parking, detached garage with storage, and a recently converted home office space ideal for remote working. The enclosed rear garden enjoys a paved patio seating area and lawn, providing an excellent outdoor entertaining space. Positioned close to local amenities, schools, and excellent road links, this impressive home must be viewed to be fully appreciated.

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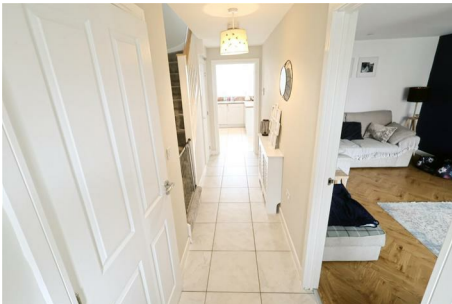
DESCRIPTION

An immaculately presented three-bedroom detached family home situated within a desirable modern residential development on the outskirts of Llay village. Offering spacious and stylish accommodation throughout, the property benefits from three double bedrooms, two bathrooms, a contemporary kitchen/dining room with French doors to the rear garden, off-road parking, and a detached garage incorporating a useful home office space. Conveniently located for access to the A483 and a range of local amenities, this superb home is ideal for modern family living.



LOCATION

The property is situated within a modern and highly regarded residential development on the outskirts of Llay village, a popular location offering an excellent range of everyday amenities including shops, supermarkets, schools, and local services. The nearby village of Gresford also provides a further selection of facilities, eateries, and recreational amenities. Conveniently positioned for commuters, the property benefits from excellent access to the A483, providing straightforward links to Wrexham, Chester, and the wider motorway network. The area is well suited to families and professionals alike, combining a pleasant residential setting with excellent convenience.



HALLWAY

A welcoming entrance hallway featuring tiled flooring, staircase rising to the first-floor accommodation, and access to a useful understairs storage cupboard.



DOWNSTAIRS W/C

Fitted with a low-level WC and pedestal wash hand basin, complemented by tiled flooring and a double glazed window.



LIVING ROOM

5.52m max (into bay) x 3.31m

A bright and attractively presented reception room featuring herringbone-style tiled flooring and a double glazed bay window overlooking the front elevation. (18'1" max into bay x 10'10")



KITCHEN/DINING ROOM

5.19m x 3.31m

Beautifully fitted with a range of matching wall, drawer, and base units with wood-effect work surfaces incorporating a 1½ stainless steel sink and drainer. Integrated appliances include a dishwasher, fridge/freezer, and washing machine, along with a built-in electric oven, four-ring gas hob, stainless steel splashback, and extractor canopy.

The room also benefits from tiled flooring, wall-mounted gas combination boiler, and uPVC double glazed French doors opening onto the rear garden. (17'0" x 10'10")



FIRST FLOOR LANDING

A spacious landing area with carpeted flooring, double glazed side window, and access to a useful storage cupboard.



BEDROOM ONE

3.41m max x 3.68m

A well-presented principal bedroom with carpeted flooring and a double glazed window to the front elevation.



BEDROOM THREE

3.40m x 2.64m

A further double bedroom with rear-facing double glazed window and carpeted flooring.



EXTERNALLY

To the front is a lawned garden with paved pathway and a tarmac driveway providing off-road parking and access to the detached single garage. The enclosed rear garden enjoys a paved patio seating area leading onto a lawned garden extending around the rear of the garage. Gated side access leads to the front of the property.



EN-SUITE

Appointed with a low-level WC, pedestal wash hand basin, and fully tiled shower cubicle. Finished with tiled flooring, partially tiled walls, and a double glazed window.



BATHROOM

2.02m x 1.89m

Fitted with a white suite comprising low-level WC, pedestal wash hand basin, and panelled bath. Finished with tiled flooring, partially tiled walls, and a double glazed window.



Services (Wrexham)

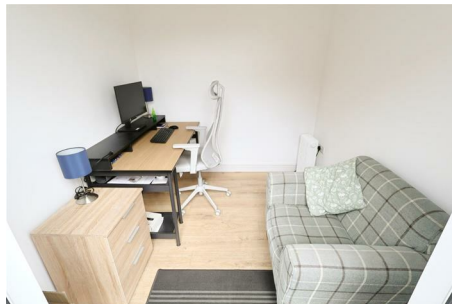
The agents have not tested any of the appliances listed in the particulars.



BEDROOM TWO

3.51m x 2.79m

A generously sized double bedroom with carpeted flooring and a double glazed window overlooking the rear garden. (11'6" x 9'1")



GARAGE & HOME OFFICE

Detached single garage with up-and-over door opening into a practical storage area. To the rear of the garage is a recently converted home office space accessed via a separate pedestrian door, ideal for those working from home.

Tenure: Freehold
Council tax: Band E

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.

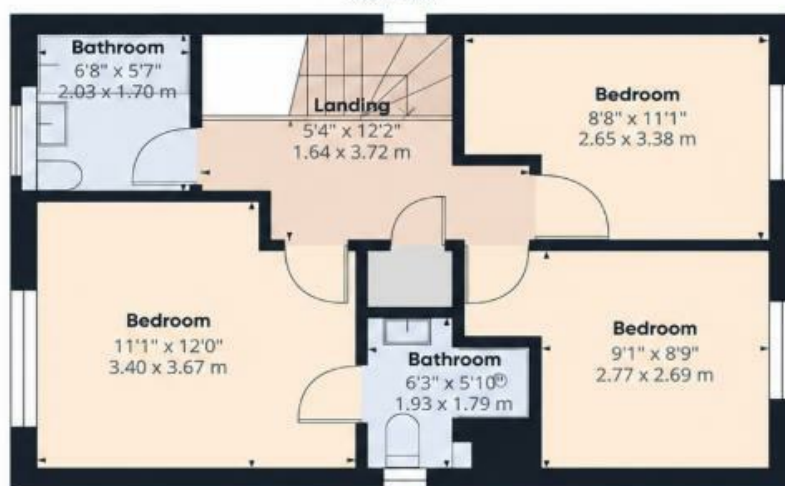
Mortgage Advice (Wrexham)

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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		85	
(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	

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.