



16

Wrexham | LL12 0UA

Offers In Excess Of £375,000

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Situated in a sought-after cul-de-sac in the popular village of Llay, this impressive four double bedroom detached family home has been extensively renovated by the current owners to create modern, versatile living spaces. The property is located within the free bus catchment area for Castell Alun High School, making it ideal for families. The ground floor offers a spacious lounge, a converted garage providing an additional reception room, a contemporary downstairs shower room, a utility room, and a superb extended family room combining a modern kitchen, dining, and lounge area. Finished with high-quality Italian porcelain tiles that flow seamlessly through bi-fold doors to the patio, the space is perfect for entertaining and offers a true indoor/outdoor feel. Upstairs, there are four well-proportioned double bedrooms and a family bathroom. Externally, the property benefits from a driveway providing off-road parking for two to three vehicles. The rear garden has been thoughtfully landscaped to include a brick-built BBQ area with power and canopy, a pergola, a patio seating area, and steps down to an artificial lawn for easy maintenance. Beyond the rear boundary lies Nant y Gaer Woods, adding privacy and a scenic outlook. Llay is a vibrant and well-connected village offering a range of local amenities including shops, a post office, pharmacy, eateries, and a medical centre, alongside excellent primary schooling. For leisure, there are scenic countryside walks, playing fields, and nearby golf courses. The village enjoys strong road and bus links to both Wrexham City Centre and Chester, making it ideal for commuters and families alike.

- CONTEMPORARY FOUR/FIVE BEDROOM DETACHED FAMILY HOME
- SOLAR PANELS PLUS BATTERY STORAGE, ENSURING LOWER MONTHLY ENERGY COSTS
- SEPARATE UTILITY AREA, CONVERTED GARAGE PROVIDING ADDITIONAL RECEPTION ROOM
- DOUBLE BEDROOMS, BATHROOM AND DOWNSTAIRS SHOWER ROOM
- QUIET CUL-DE-SAC LOCATION WITH WOODS TO REAR
- LANDSCAPED GARDEN WITH OUTDOOR BBQ AREA AND TILED PATIO
- EXTENDED FAMILY ROOM AREA WITH MODERN KITCHEN/DINING AREA
- NO CHAIN. SOUGHT AFTER RESIDENTIAL LOCATION
- EPC RATING B
- CLOSEST HIGH SCHOOL CASTELL ALUN - WITHIN FREE BUS CATCHMENT



LOUNGE

Composite door with frosted side panel leads to a spacious family lounge featuring a media wall with electric fire under. UPVC double glazed bay window to front elevation. Two radiators, two ceiling light points and vinyl flooring. Doors lead to kitchen, playroom with carpeted stairs rising to first floor.

KITCHEN/DINING ROOM

This beautifully designed kitchen houses a range of wall, draw and base units finished with complimentary work surface over finished with splash back tiling. Integrated appliances include oven which allows a smart system to control settings and monitor cooking, microwave and dishwasher. Five ring gas ring hob with fitted extractor above. 1.5 porcelain sink unit with brushed copper mixer tap featuring an instant hot water boiling system. This impressive kitchen also features a breakfast bar with seating, Italian porcelain tiles which extends to patio area. two radiators with one being vertical, hidden storage cupboard with shelving and doors, three Velux sky lights, UPVC double glazed window to rear and uPVC bi-fold doors, creating a seamless indoor-outdoor living experience. There is space for a separate dining table and sofa making this a modern and versatile space.

UTILITY

Houses a range of base and wall units with quartz work surface over. Space and plumbing for washing machine and dryer. Finished with heated towel rail, extractor fan, ceiling light point, uPVC double glazed window to side and a continuation of Italian porcelain tiled floor.

PLAYROOM/FIFTH BEDROOM

Garage conversion with uPVC double glazed window to front elevation. Solar inverter plus two

batteries which provides for some home electricity as well as opportunity for export to the grid. Brand new electric box. ceiling light point, carpet flooring and panelled radiator. Door to downstairs shower room.

SHOWER ROOM

Modern three piece suite comprising wash hand basin with vanity unit, corner mains shower cubicle and low-level WC. PVC splash back walls, heated towel rail, extractor, frosted window to side, tiled flooring and ceiling light point.

LANDING AREA

Access to loft which is part boarded and houses the combination boiler. Ceiling light point, carpet flooring and doors into bedrooms and bathroom.

BEDROOM ONE

Two uPVC windows to the front elevation, panelled radiator, two ceiling light points, fitted wardrobes and vinyl flooring.

BEDROOM TWO

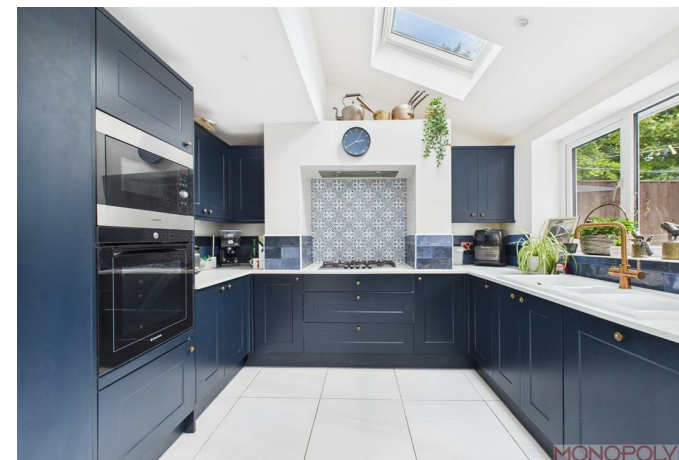
UPVC double glazed window to front elevation, housing a range of fitted wardrobes with clothing rail and shelving. Finished with carpet flooring, ceiling light point and panelled radiator.

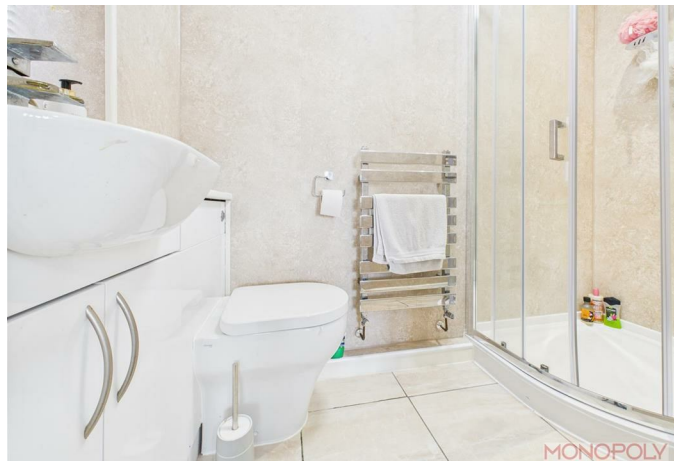
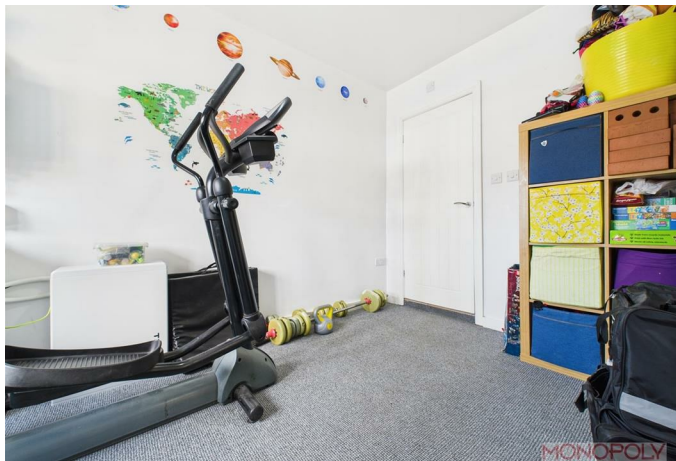
BEDROOM THREE

UPVC window to rear elevation displaying views of Nant y Gaer woods, panelled radiator, carpet flooring and ceiling light point.

BEDROOM FOUR

UPVC window to rear elevation displaying views of Nant y Gaer woods, carpet flooring, fitted wardrobes, ceiling light point, LED lighting and panelled radiator.





BATHROOM

Three piece suite comprising 'P' shaped bath with electric shower over, pedestal wash hand basin, low-level W/C, fitted vanity mirror with lighting, shave point, tiled walls, recessed lighting, vinyl flooring and uPVC double glazed frosted window to the rear elevation.

OUTSIDE

This fantastic garden consists of housing for a heated pool (pool not included) with sheltered pergola and a well-equipped barbeque. Steps lead down to a generous artificial lawn, allowing for easy maintenance of a fabulous family area. Mature trees provide a great sense of privacy. Multiple seating areas, including the patio area accessed from the bi-fold doors, provide a perfect setting for entertaining or relaxation. The garden is also finished considering practicality with lighting, power sockets and an hot and cold outdoor tap. To the front, the block paved driveway provides off-road parking for two to three vehicles. Artificial lawn, established shrubberies, rear access via side.

ADDITIONAL INFORMATION

The vendors have renovated the property to include an extension to the rear, fully re-wired, re-landscaped the garden area, new central heating system plus solar panel installation. The property is located within the free school bus catchment area for Castell Alyn High school.

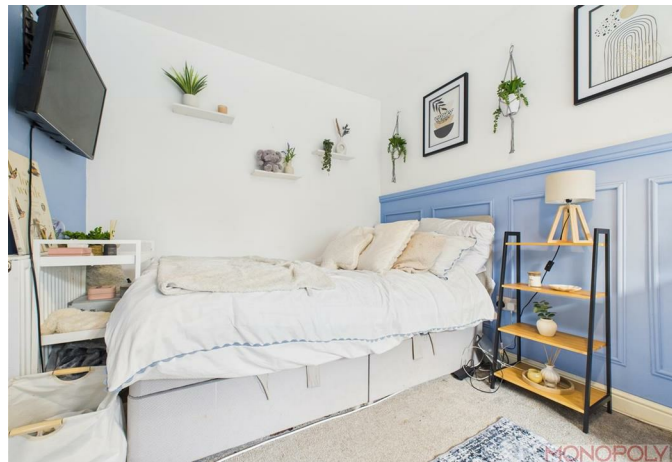
IMPORTANT INFORMATION

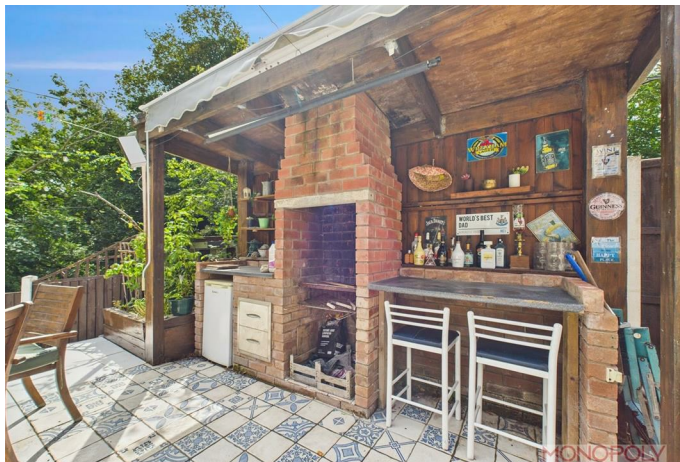
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention

of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





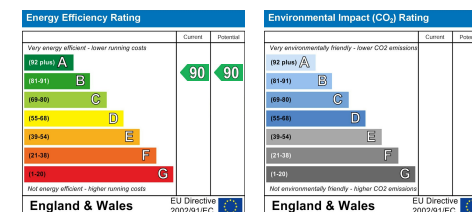




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