



## 12 Lllys Clark

Abermorddu, Caergwrlle, Wrexham, LL12 9AZ

£295,000



# 12 Lllys Clark

Abermorddu, Caergwrlle, Wrexham, LL12 9AZ

£295,000



## To The Front

The property benefits from off-road parking for two vehicles, providing everyday convenience. Lawned areas are complemented by gravel and a pathway leading to the front door, creating an attractive and welcoming approach.

## Entrance Hallway

Entered via a UPVC front door into a welcoming hallway with wood-effect laminate flooring. Carpeted stairs rise to the first-floor accommodation. Double panelled radiator. Ceiling light point. Access to the downstairs cloakroom. Doors lead to the living room and kitchen, creating a practical and well-laid-out ground floor.

## Living Room

A spacious and bright living room featuring wood-effect laminate flooring and a UPVC double glazed window to the front elevation, allowing for excellent natural light. Double panelled radiator. TV aerial point. Ceiling light point. A comfortable and inviting space ideal for relaxation.

## Kitchen/ Diner

A bright and sociable open-plan kitchen and dining space, perfectly suited to modern living. The kitchen is fitted with a range of wall and base units complemented by marble-effect worktops and splashback tiling. Tiled flooring runs throughout the space.

Integrated appliances include a Zanussi oven, four-ring gas hob with extractor fan above, and integrated fridge freezer. A 1.5 bowl stainless steel sink with mixer tap is set beneath a UPVC double glazed window to the rear elevation. An integrated breakfast bar and designated space for a dining area enhance the versatility of the room.

Further benefits include a double panelled radiator, understairs storage cupboard, spotlights, and patio doors leading to the rear garden, allowing for an abundance of natural light and seamless indoor-outdoor living.

## Cloakroom

A convenient downstairs W C which offers wood-effect laminate flooring. Low flush WC and wash hand basin with

mixer tap. Double radiator. UPVC double glazed frosted window to the front elevation. Ceiling light point. Houses the electric box.

## First Floor Accommodation

Carpeted flooring. Loft access. Doors leading to all bedrooms, the family bathroom, and airing cupboard.

## Main Bedroom

A generously sized principal bedroom with carpeted flooring and a UPVC double glazed window to the rear elevation. Double panelled radiator and ceiling light point. The room benefits from built-in wardrobes, offering excellent and convenient storage solutions. Door providing access to the en-suite.

## En-Suite

A practical and functional en-suite comprising laminate flooring, low flush WC, wash hand basin with splashback tiling, wall-mounted heated towel rail, and shower cubicle with shower over. Designed for convenience and everyday ease.

## Bedroom Two

A well proportioned double bedroom with carpeted flooring, ceiling light point, and UPVC double glazed window to the front elevation. Double panelled radiator. A bright and comfortable room offering ample space for furnishings.

## Bedroom Three

Another generously sized double bedroom with carpeted flooring, ceiling light point, and UPVC double glazed window to the rear elevation. Double panelled radiator. A versatile space suitable for a bedroom, nursery, or home office.

## Family Bathroom

A well appointed family bathroom featuring laminate flooring and partially tiled walls. Panelled bath with mixer tap and handheld shower attachment with shower screen. Low flush WC and wash hand basin with mixer tap. Wall-mounted heated towel rail. Spotlights. UPVC double glazed frosted window to the front elevation. A practical and stylish space designed to serve the household comfortably.

### To The Rear

The rear garden offers a pleasant combination of patio area, gravel, and lawned grass, providing space for outdoor seating and enjoyment. Access to the front elevation adds further practicality, making the garden both functional and easy to maintain.

### Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

### Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

### To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

### Misrepresentation Act.

These particulars, whilst believed to be accurate, are for

guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

### Services.

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

### Loans.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

### Hours Of Business.

Monday - Friday 9.15am - 5.00pm  
Saturday 9.15am - 4.00pm



## Road Map



## Hybrid Map



## Terrain Map



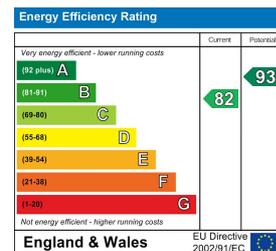
## Floor Plan



## Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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.