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Wrexham | LL12 0QP

Offers In Excess Of £280,000

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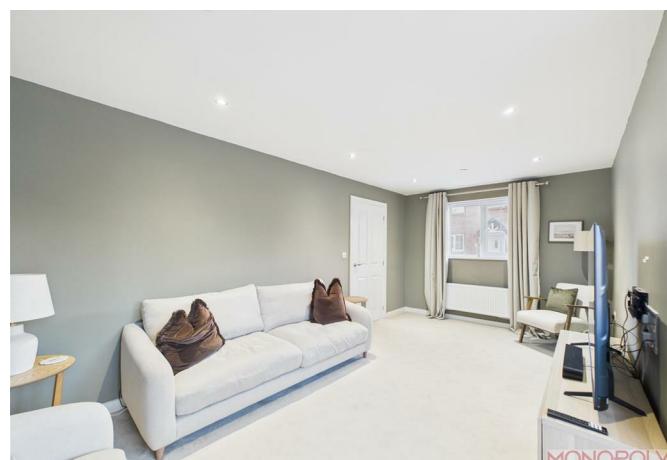
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2

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A beautifully presented 3 bedroom detached family home situated within a popular residential development in the village of Llay. This modern and immaculate home offers superb living accommodation throughout including a spacious and well appointed kitchen/dining room, wide hallway with downstairs cloakroom, 3 good size bedrooms and an en-suite shower room. Even though the property is only around three years old the current owners have put their own touch to improve the property internally and externally, such as the interior decoration including some feature panelled walls in 2 of the bedrooms as well as the garden being landscaped from it's original mainly lawned garden to one with a good size patio to be able to sit and enjoy warmer sunny days. There is also a tarmac driveway to the rear providing off road parking for 3 cars. The village of Llay is home to Alyn Waters Country Park, perfect for scenic walks and outdoor activities. With excellent transport links to Wrexham, Chester, and beyond via the A483, Llay is a fantastic choice for both families and commuters, offering a strong sense of community and convenient living.

- An immaculately presented 3 bedroom family home
- Beautifully appointed throughout
- Spacious and attractive kitchen/dining room
- 3 Good size bedrooms
- En-suite shower room
- Well maintained landscaped garden
- Off road parking for 4 cars
- Popular residential development
- MUST BE VIEWED TO BE APPRECIATED



Hallway

A lovely welcoming hallway with wood effect flooring, stairs off to the first floor.

Lounge

An immaculately presented and good size lounge with carpeted flooring, double glazed bay window to the side and a double glazed window to the front.

Kitchen/Dining Room

Superbly appointed with a modern and attractive range of wall, drawer and base units, working surface with inset 1 1/4 stainless steel sink and drainer, integrated fridge/freezer and dishwasher, wood effect flooring, double glazed window, double glazed french doors off to the rear garden, door to the utility room.

Utility Room

Plumbing for a washing machine, double glazed window, wall mounted gas combination boiler, wood effect flooring.

First Floor Landing

With carpeted flooring, door to a large storage cupboard, double glazed window to the side, access to the loft space.

Bedroom 1

Beautifully presented with attractive feature panelled wall, carpeted flooring, double glazed window to the side, fitted wardrobes with sliding mirrored doors.

Bedroom 2

Again a well presented double bedroom with a double glazed window to the front, carpeted flooring.

Bedroom 3

Well presented with a feature panelled wall, double glazed window, carpeted flooring.

Bathroom

Superbly appointed with a white suite comprising of a low level w.c, pedestal wash hand basin, bath with thermostatic shower over, part tiled walls, tiled flooring, double glazed window.

Outside

To the side is a well maintained walled garden which has been landscaped by the current owners to produce a part lawned part paved patio with gated access to the front of the property.

Parking

Located to the rear of the property is a tarmac driveway allowing off road parking for 4 cars as the current owners also park on the slated area. There is also the wiring for an electric car charger. The actual charger will not be left.

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

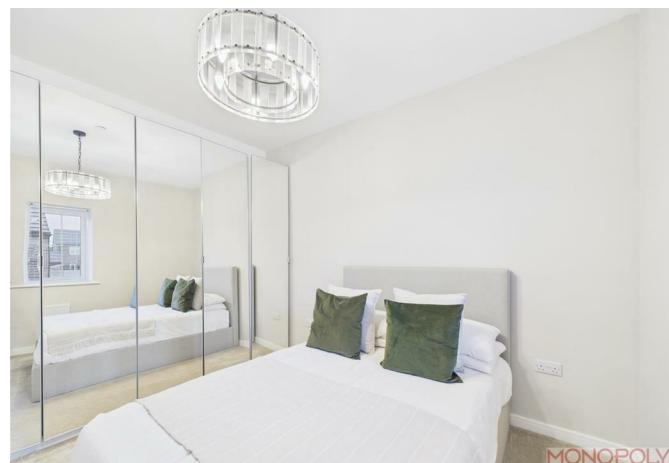
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information 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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Energy Efficiency Rating		Current	Prospective
Very energy efficient - lower running costs			
(B2 plus) A	B		84
(B1-81) B	C		
(69-80) C	D		
(55-64) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Prospective
Very environmentally friendly - lower CO ₂ emissions			
(B2 plus) A	B		
(B1-81) B	C		
(69-80) C	D		
(55-64) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



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