



## 22 Carlton Meadows, Wrexham, LL12 0QU

**£330,000**

Nestled in the charming area of Carlton Meadows, Llay, Wrexham, this nearly new detached house, built in 2022, offers a perfect blend of modern living and comfort. With four spacious bedrooms, this property is ideal for families seeking a welcoming home. The well-designed layout includes a generous open plan Kitchen/ Dining / Living Room and a second Living room providing an inviting space for relaxation and entertaining guests.

The house boasts two contemporary bathrooms, ensuring convenience for all residents. The property is thoughtfully designed to cater to the needs of modern life, with ample storage and stylish finishes throughout.

For those with vehicles, the property includes ample off road parking, adding to the convenience of daily living. The location in Carlton Meadows offers a peaceful environment while still being within easy reach of local amenities and transport links, making it an excellent choice for both families and professionals.

This delightful home is a wonderful opportunity for anyone looking to settle in a vibrant community. With its modern features and spacious layout, it is sure to impress. Do not miss the chance to make this beautiful property your own. Call Olivegrove on 01978 750234 to arrange a viewing.

### Entrance Hallway

Tiled Floor, Radiator, Light fitting, Stairs Rising and doors off to:

### Living Room 11'4" x 16'3" (3.47 x 4.97)



Carpet, UPVC double glazed window to front elevation, light fitting and radiator.

### Kitchen / Diner 19'5" x 13'1" (5.94 x 3.99m)

Tiled floor, UPVC double glazed French doors with glazed panels either side to rear elevation, 2 x Radiators, extractor & spotlights. A range of base wall and drawer units with complimentary worktop over. Integrated double oven, dishwasher and Fridge freezer, 5 burner gas hob with extractor over. Built in storage cupboard and cupboard housing gas boiler.

### Cloakroom 5'10" x 3'1" (1.79 x 0.94)



UPVC double glazed window to front elevation, light fitting and radiator. Close couple WC and pedestal basin.

### Utility Cupboard 3'0" x 3'0" (0.92 x 0.92m)

Tiled floor, electric consumer unit. Space and plumbing for Washing machine and tumble dryer, extractor and light fitting.

### Stairs / Landing



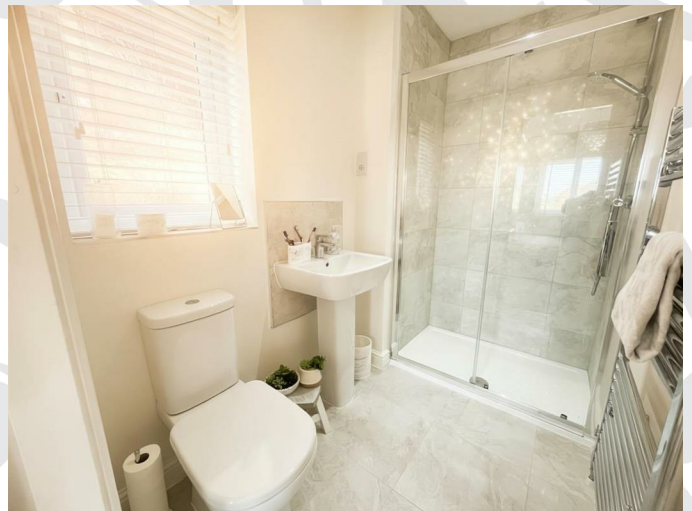
Carpet, UPVC double glazed window to side elevation, light fitting and radiator. Airing cupboard, Access to attic and doors off to:

### Bedroom 1 13'1" x 11'1" max (3.99 x 3.40m max)



Carpet, UPVC double glazed window to rear elevation, light fitting and radiator. Built in wardrobes and door to:

### Ensuite 7'9" x 4'8" (2.38 x 1.44m)



Tiled floor & part tiled walls, UPVC double glazed

window to side elevation, Glazed shower cubicle with thermostatic shower, pedestal basin and close coupled WC. Heated towel rail, extractor and spotlights.

### **Bedroom 2 11'1" x 9'11" (3.40 x 3.04m)**



Carpet, UPVC double glazed window to front elevation, light fitting, radiator and built in wardrobes.

### **Bedroom 3 8'0" x 11'3" (2.45 x 3.45m)**

Carpet, UPVC double glazed window to rear elevation, light fitting and radiator.

### **Bedroom 4 9'2" x 7'9" max (2.80 x 2.37m max)**

Carpet, UPVC double glazed window to front elevation, light fitting and radiator.

### **Family Bathroom 6'1" x 6'1" (1.87 x 1.86m)**



Tiled floor & part tiled walls, Panelled bath with Electric shower over, pedestal basin and close coupled WC. Heated towel rail, extractor and spotlights.

## **Externally**

### **Front**

Driveway offering ample off road parking, path leading to the front door and lawned area with shrub border.

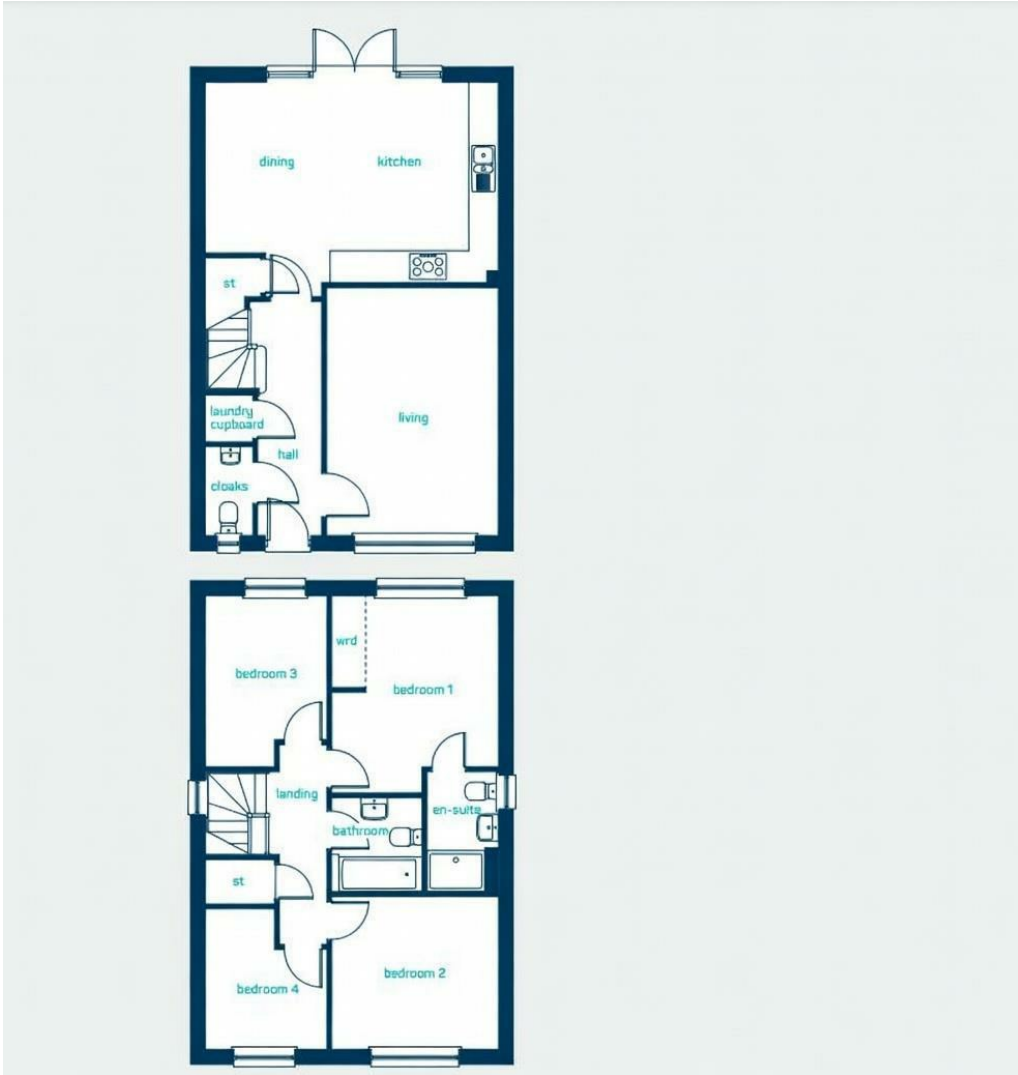
## **Rear**



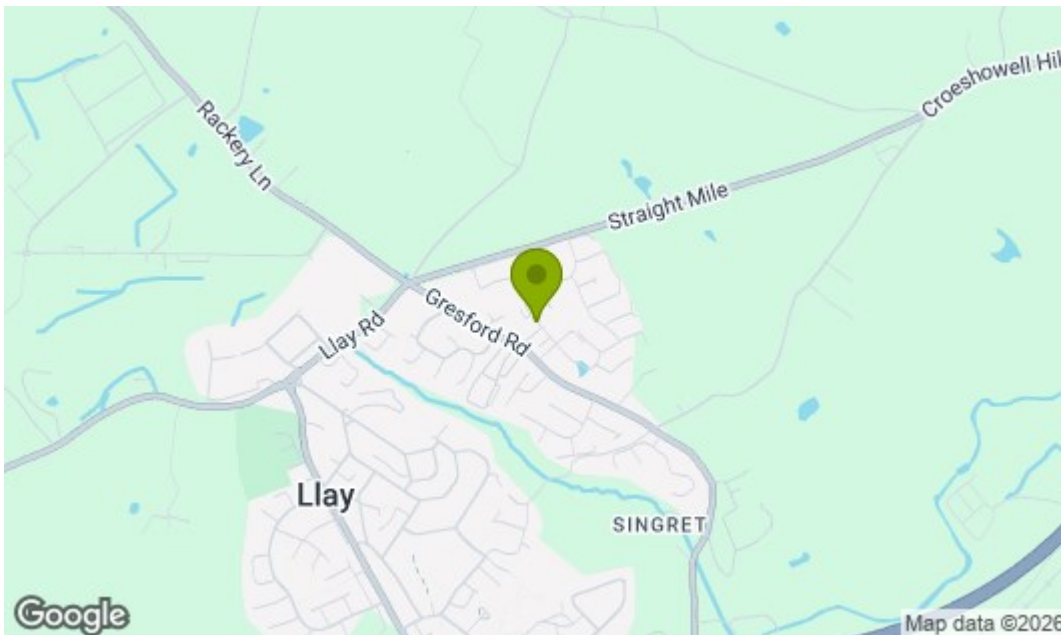
Enclosed rear garden mainly laid to lawn with patio area and gravelled area. Large timber garden building.



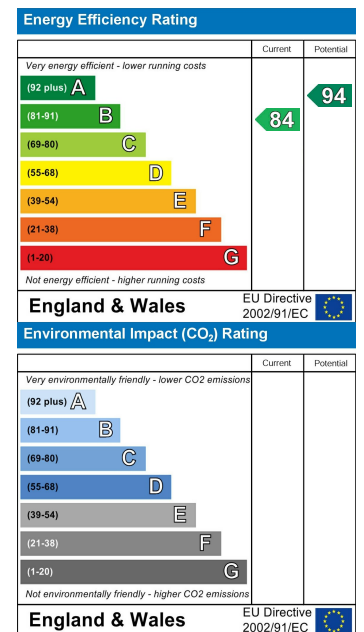
## Floor Plan



## Area Map



## Energy Efficiency Graph



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