



8

Wrexham | LL12 0QP

Offers In Excess Of £350,000

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Situated within a popular residential development just outside Llay, this immaculate four-bedroom detached family home is presented in excellent condition throughout and benefits from the remainder of its NHBC warranty, offering reassurance and peace of mind. The accommodation briefly comprises a spacious entrance hallway, a comfortable living room featuring a media wall, an additional sitting room, and a convenient downstairs W.C. The heart of the home is the open-plan kitchen and dining room, providing an ideal space for family life and entertaining. To the first floor, a generous landing leads to four well-proportioned bedrooms, three of which benefit from built-in wardrobes, with the principal bedroom enjoying a modern en-suite. A contemporary four-piece family bathroom completes the first-floor accommodation. Externally, the property enjoys landscaped gardens to both the front and rear, along with a driveway providing off-road parking and a detached garage. The home also benefits from solar panels and a battery storage system, enhancing energy efficiency and reducing running costs.

Halle Court forms part of a modern Bellway development in a convenient location close to the village of Llay. A range of local amenities are within easy reach, including Rackery Farm Shop, supermarkets, the Croes Howell restaurant, schools and medical centres. The area is well placed for commuters, with the A483 just a short drive away providing excellent links to Wrexham, Chester and beyond.

- FOUR BEDROOM DETACHED FAMILY HOME
- STILL UNDER NHBC WARRANTY
- SPACIOUS ENTRANCE HALL AND DOWNTIME WC
- LIVING ROOM WITH MEDIA WALL
- ADDITIONAL SITTING ROOM
- MODERN KITCHEN/DINING AREA WITH BUILT IN APPLIANCES
- PRINCIPAL BEDROOM WITH EN-SUITE
- FOUR-PIECE FAMILY BATHROOM
- DRIVEWAY AND DETACHED GARAGE
- LANDSCAPED GARDENS TO FRONT AND REAR



### **Entrance Hall**

Composite door with glazed side panel leads into entrance hall with tiled flooring, two ceiling light points, panelled radiator, under-stairs storage, doors into reception areas and stairs to first floor.

### **Living Room**

UPVC double glazed window to the front elevation with blinds. Built in media wall with alcove for TV, shelving, built in lighting and fireplace. Plush carpet flooring, recessed LED lighting and panelled radiator.

### **Sitting Room**

UPVC double glazed window to the front elevation with blinds. Plush carpet flooring, panelled radiator and ceiling light point.

### **Downstairs WC**

Two piece suite with low-level WC and wash hand basin. Tiled flooring, part-tiled walls, panelled radiator, ceiling light point and uPVC double glazed frosted window to the side elevation.

### **Kitchen/Dining Room**

Modem kitchen/dining area with the kitchen housing a range of wall, drawer and base units with complimentary work surface over. 1.5 stainless steel sink unit with mixer tap over. Integrated appliances to include fridge-freezer, dishwasher, built in eye-level double oven, gas hob and extractor over. Built in utility cupboard with space and plumbing for washing machine and tumble dryer with work surface over. There is ample space for a dining table, attractive panelled walls, panelled radiator, recessed LED lighting, uPVC double glazed window to the rear elevation and uPVC double glazed French doors to the rear.

### **Landing Area**

Spacious landing area with cupboard housing hot

water cylinder, carpet flooring, access to fully boarded loft, panelled radiator, ceiling light point, uPVC double glazed window to the side and doors to four bedrooms and bathrooms.

### **Bedroom One**

UPVC double glazed window to the front elevation, built in wardrobes, carpet flooring, ceiling light point, panelled radiator and door into en-suite.

### **En-suite**

Three piece suite comprising low-level WC, pedestal wash hand basin and double walk-in main shower with sliding glass screen. Finished with tiled flooring, part-tiled walls, panelled radiator, extractor and uPVC double glazed frosted window to the front elevation.

### **Bedroom Two**

UPVC double glazed window to the front elevation. Carpet flooring, ceiling light point and panelled radiator.

### **Bedroom Three**

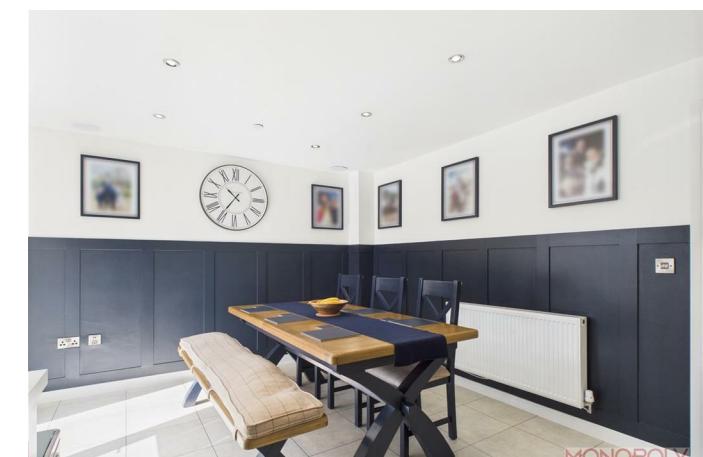
UPVC double glazed window to the rear elevation. Built in wardrobes, carpet flooring, ceiling light point and panelled radiator.

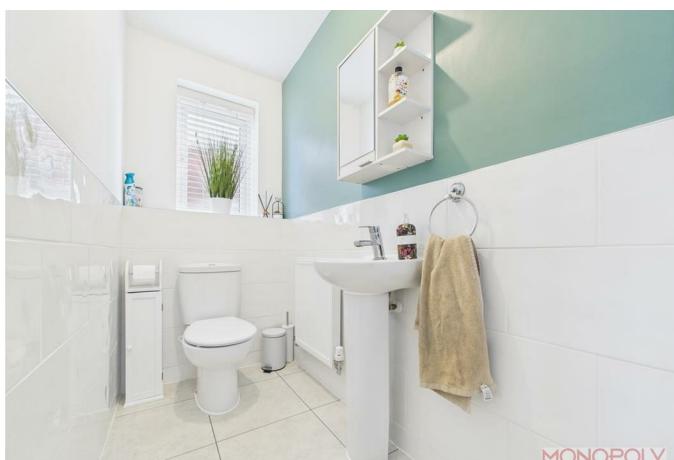
### **Bedroom Four**

UPVC double glazed window to the rear elevation. Built in wardrobes, carpet flooring, ceiling light point and panelled radiator.

### **Family Bathroom**

Four piece suite bathroom comprising low-level WC, wash hand basin, panelled bath and corner enclosed shower cubical. Radiator, tiled flooring, part tiled walls, ceiling light point and uPVC double glazed window to the front elevation.





## Garage

Detached garage with up and over door, power and lighting.

## Outside

To the front of the home is a landscaped lawn area with decorative stone to the border and paved pathway leading to the entrance. There is a tarmacadam driveway running alongside the property leading to the detached garage. Timber gate and fencing provides access to the rear garden which comprises of a paved patio area, lawned garden, outside tap and security lighting. There are fence panels to the boundary and access the other side of the home.

## Additional Information

The property benefits from solar panels and storage batteries making the home energy efficient. Built by Bellway Homes in 2022 the property is still under the NHBC warranty. There is a sprinkler system installed in the property. There is a £100 service charge for maintenance of the surrounding areas. There is hard-wired Bluetooth speakers and carbon monoxide detectors in the property. The property features dual zone heating.

## 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	(92 plus) A		94
(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			
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Prospective
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
EU Directive 2002/91/EC			



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