



12

Llay | Wrexham | LL12 0RT

£230,000

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Situated in the popular residential area of Llay, this three-bedroom semi-detached home is offered for sale with the added benefit of attractive countryside views to the rear. The property occupies a generous corner plot and provides well-balanced accommodation ideal for family living. In brief, the ground floor comprises an entrance porch, a comfortable living room and an open-plan kitchen/dining room. To the first floor, a landing leads to three well-proportioned bedrooms and a modern four-piece family bathroom. Externally, the property benefits from a spacious driveway to the front, with timber gates providing access to an additional paved area, lawned garden and a detached garage. To the rear, there is a further patio area positioned behind the garage, enjoying excellent views towards Hope Mountain and the surrounding countryside. Ffordd Gryffydd is a well-regarded residential location within Llay, offering a range of local amenities within walking distance including shops, schools and eateries. The area is also well placed for outdoor pursuits, with Alyn Waters Country Park close by, and benefits from excellent transport links to Wrexham, Chester and further afield.

- THREE BEDROOM SEMI-DETACHED HOME
- COUNTRYSIDE VIEWS TO THE REAR
- GENEROUS CORNER PLOT
- ENTRANCE PORCH
- SPACIOUS LIVING AREA
- MODERN OPEN PLAN KITCHEN/DINING AREA
- FOUR-PIECE FAMILY BATHROOM
- DETACHED GARAGE DRIVEWAY FOR MULTIPLE VEHICLES
- LANDSCAPED GARDEN TO REAR
- SOUGHT AFTER RESIDENTIAL LOCATION IN LLAY



### **Entrance Porch**

Composite door leads into entrance porch with wooden laminate flooring, panelled radiator, ceiling light point, door into living room and stairs to first floor.

### **Living Room**

Spacious living area with uPVC double glazed bay window to the front elevation. Wooden laminate flooring, electric fire with surround, panelled radiator, ceiling light point, glazed wooden doors into kitchen/dining area.

### **Kitchen/Dining Area**

Modem kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include dishwasher, microwave, electric oven, gas hob and extractor over. Space for washing machine and fridge freezer. 1.5 stainless steel sink unit with mixer tap over. Under-stairs storage cupboard with power. Space for dining table, tiled flooring, recessed LED lighting, panelled radiator, uPVC double glazed window to rear, uPVC double glazed French doors to rear garden and UPVC frosted door to the side.

### **Landing Area**

UPVC double glazed window to the side, access to loft, carpet flooring, ceiling light point, doors to bedrooms and bathroom.

### **Bedroom One**

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

### **Bedroom Two**

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

### **Bedroom Three**

UPVC double glazed window to the front. Bespoke built in storage with rail, shelving and drawers. Carpet flooring, ceiling light point and panelled radiator.

### **Bathroom**

Four piece suite comprising low-level WC, pedestal wash hand basin, enclosed shower cubical with rainfall mains shower and freestanding rolltop bath with shower hose. Chrome heated towel rail, tiled flooring, part-tiled walls, ceiling light point and uPVC double glazed frosted window to the rear.

### **Garage**

Detached from the home with up and over door, power and lighting.

### **Outside**

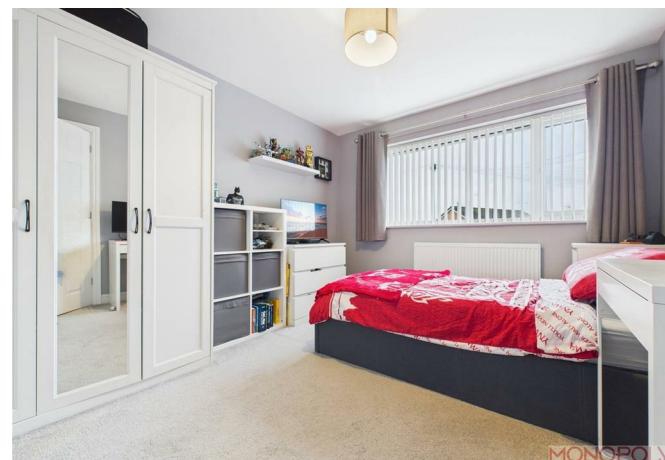
The property occupies a generous corner plot with the front being a slate chipped driveway with space for multiple vehicles. A double timber gate leads alongside the property providing further parking or an additional patio area. The rear garden has been thoughtfully landscaped with both a block paved patio, a further paved patio and lawned garden. A particular feature of the property are the countryside fields and views to the rear. To the boundary are fence panels and walls adding to the security and privacy. Additionally there is an outside tap and lighting.

### **Additional Information**

The combination boiler is located in the loft, was installed in 2021 and has been serviced annually since. In 2022 some of the windows had the glass replaced, a new front door was fitted and the garage roof was replaced in 2025.

### **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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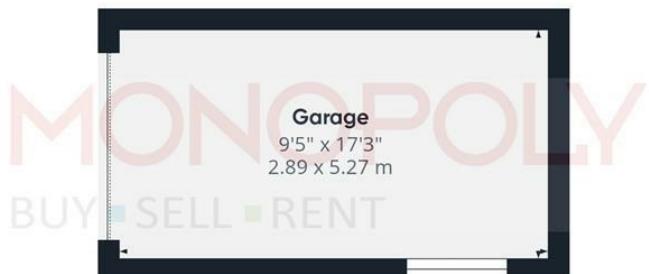


MONOPOLY





Approximate total area<sup>(1)</sup>  
880 ft<sup>2</sup>  
81.7 m<sup>2</sup>



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

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	Current	Provision
Very energy efficient - lower running costs (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

	Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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