



112

Llay | Wrexham | LL12 0QU

Offers In Excess Of £280,000

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An very well presented three bedroom, two bathroom detached property situated within a popular modern residential development. This excellent family home offers beautifully appointed living accommodation throughout to include an attractive fitted kitchen, en-suite, three double bedrooms and a detached single garage recently converted to provide a home office plus storage space, . The property is situated on the outskirts of Llay village and has excellent access to the A483 for commuting and has a wealth of local amenities close by including an Aldi supermarket and various shops in Llay village and in the neighbouring village of Gresford. In brief the property consists of; hallway, downstairs w.c, lounge and kitchen/dining room to the ground floor and 3 double bedrooms, en-suite and family bathroom to the first floor.

- A THREE BEDROOM DETACHED MODERN HOME
- STYLISH KITCHEN/DINER WITH FRENCH DOORS TO THE REAR GARDEN
- LIVING ROOM
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- HOME OFFICE LOCATED IN THE REAR OF THE GARAGE
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



Hallway

With tiled flooring, stairs to the first floor, door to an under stairs storage cupboard.

Downstairs W.C

Fitted with a low level w.c, pedestal wash hand basin, tiled flooring, double glazed window.

Lounge

18'1" max (into bay) x 10'10" (5.52m max (into bay) x 3.31m)

Superbly presented with attractive herringbone style tiled flooring, double glazed bay window to the front.

Kitchen/Dining Room

17'0" x 10'10" (5.19m x 3.31m)

Beautifully appointed with a range of matching wall, drawer and base units, wood effect work surfaces with inset 1 1/4 stainless steel sink and drainer, integrated dishwasher, fridge/freezer and washing machine, built in electric oven, 4 ring gas hob with stainless steel splash back and stainless steel extractor fan over, wall mounted gas combination boiler, tiled flooring, uPVC double glazed french doors off to the rear garden.

First Floor Landing

A good size landing area with a double glazed window to the side, carpeted flooring, door to a useful storage cupboard.

Bedroom 1

11'2" max x 12'0" (3.41m max x 3.68m)

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

En-Suite

Fitted with a low level w.c, pedestal wash hand basin, fully tiled shower cubicle, part tiled walls, tiled flooring, double glazed window.

Bedroom 2

11'6" x 9'1" (3.51m x 2.79m)

A double bedroom with a double glazed window to the rear, carpeted flooring.

Bedroom 3

11'1" x 8'7" (3.40m x 2.64m)

Another double bedroom with a double glazed window to the rear, carpeted flooring.

Bathroom

6'7" x 6'2" (2.02m x 1.89m)

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

Rear Garden

To the rear is a good size paved patio leading on to a lawned garden which extends around the back of the garage. There is gated access to the side of the house.

Front

To the front is a lawned garden with paved pathway and a tarmac driveway leading to a detached single garage with up and over door.

Garage

Up and over garage door opening to a useful storage space. To the rear is a recently converted home office space accessed via a pedestrian door.

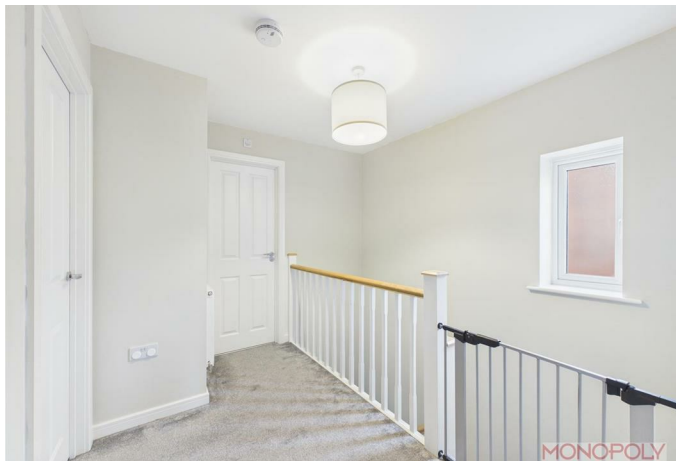
Important Information

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.

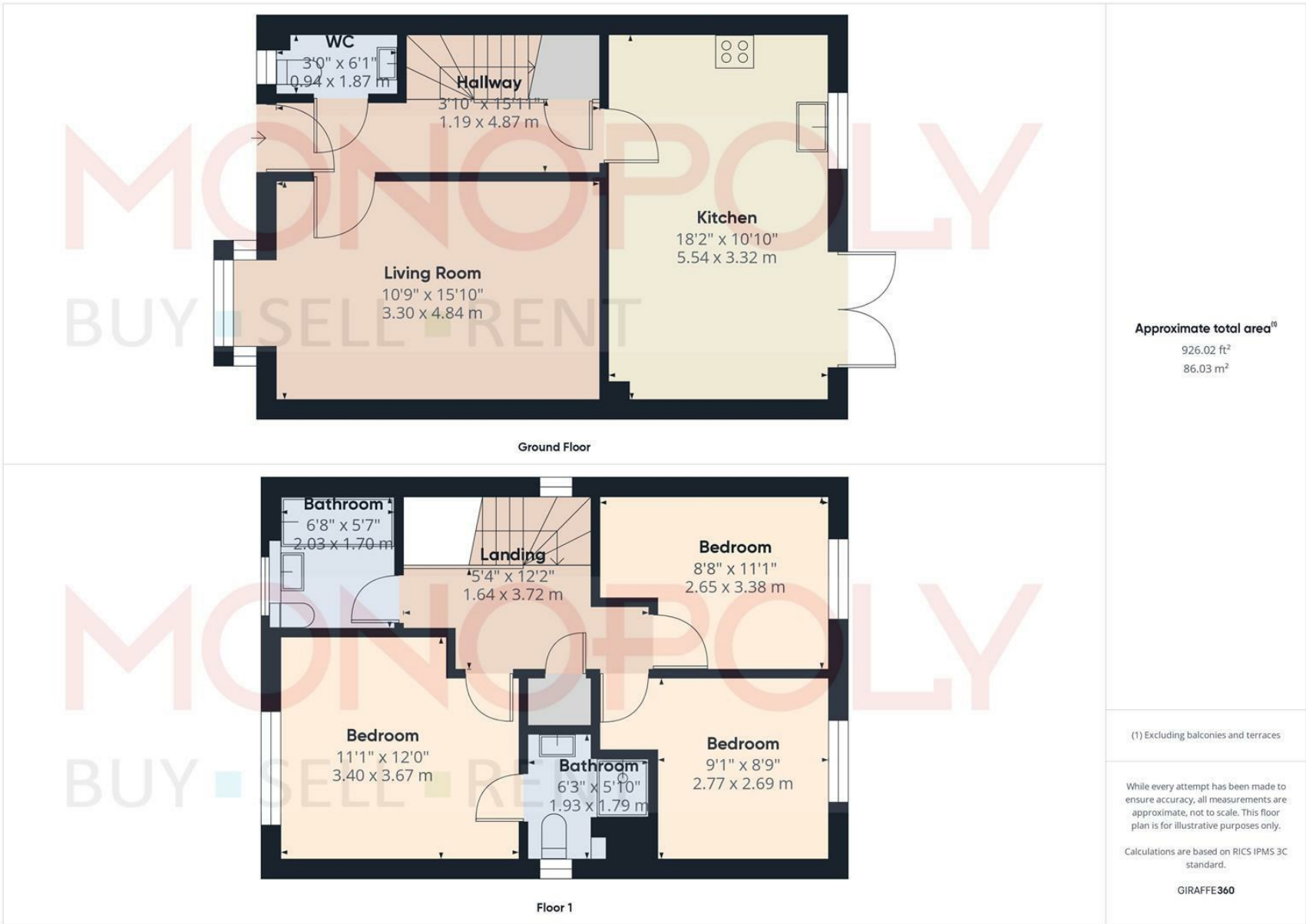
Key Property Facts

The key material information can be seen via the web links from which ever property portal the property is viewed.





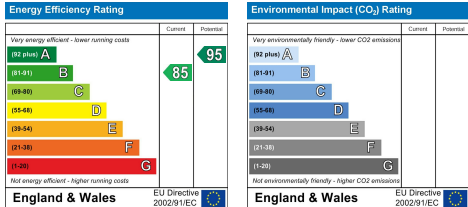




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