



34

Wrexham | LL12 0RT

£275,000

**MONOPOLY**  
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A well-presented and extended three-bedroom semi-detached family home, occupying a generous plot in a quiet cul-de-sac location on Ffordd Gryffydd, within the sought-after village of Llay. Offered to the market with no onward chain, this property benefits from spacious gardens, a detached garage, and useful workshop spaces - ideal for families, hobbyists, or those working from home. Internally, the accommodation comprises an entrance hall, a generous lounge, a modern kitchen/dining area forming part of a rear extension with bi-fold doors, a separate utility room, and a downstairs WC. To the first floor are two double bedrooms, a third single bedroom, and a refitted family bathroom. Externally, the property boasts a driveway providing off-road parking for multiple vehicles, which runs alongside the property through gated access to the rear. The rear garden is particularly noteworthy for its size, privacy, and attractive outlook with far-reaching views towards Hope Mountain. The village of Llay is a popular residential area offering a range of amenities including shops, primary schools, a medical centre, and local parks. There are excellent transport links via the A483, making it an ideal location for commuters travelling to Wrexham, Chester, and beyond. Llay is also close to open countryside and nearby attractions such as Alyn Waters Country Park, providing a great balance of convenience and outdoor living.

- THREE BEDROOM EXTENDED SEMI-DETACHED HOME
- GENEROUS PLOT WITH DETACHED GARAGE PLUS WORKSHOPS
- SPACIOUS LOUNGE
- MODERN EXTENDED KITCHEN AND DINING AREA
- DOWNSTAIRS WC AND UTILITY
- NEW MODERN BATHROOM
- LANDSCAPED GARDENS WITH ALLOTMENT
- CUL-DE-SAC LOCATION WITH VIEWS
- DRIVEWAY FOR MULTIPLE VEHICLES
- NO CHAIN





### Entrance Hall

Composite door leading into entrance hall with stairs rising to first floor, carpet flooring, ceiling light point and panelled radiator. Door into lounge.

### Lounge

UPVC double glazed window to the front elevation with blinds. Electric fireplace with marble back, hearth and wooden surround. Carpet flooring, ceiling light point, panelled radiator and door into kitchen/dining room.

### Open Plan Kitchen and Dining Room

A striking and spacious kitchen extension, thoughtfully designed to create a seamless 'indoor/outdoor' connection via large bi-fold doors leading onto the garden. The kitchen is fitted with a modern range of high-gloss wall, drawer, and base units, complemented by coordinating work surfaces and splash-back tiling. At the heart of the space is a central island incorporating additional storage and an integrated downdraft induction hob. A breakfast bar provides informal seating, while there is ample space for a dining table to one side. Additional features include a Neff 'Slide & Hide' electric oven, integrated dishwasher, composite sink and drainer with mixer tap, and designated space for an American-style fridge freezer. A cupboard discreetly houses the Ideal combination boiler. The room is completed with recessed LED ceiling lighting, two Velux skylights, vinyl flooring, and two radiators—one of which is a contemporary vertical panel design. A door leads through to the adjoining utility room.

### Utility Room

UPVC double glazed frosted window to the side elevation. Space and plumbing for tumble dryer and washing machine with work surface over. Clothing rail, panelled radiator, vinyl flooring, extractor, recessed LED lighting and door into downstairs WC.

### Downstairs WC

Two piece suite comprising low-level WC and corner wash hand basin. Vinyl flooring, panelled radiator, extractor, recessed LED lighting and UPVC double glazed frosted window to the front elevation.

### Landing Area

UPVC double glazed window to the side elevation. Access to loft which is part boarded with lighting and a pull-down ladder. Carpet flooring, ceiling light point, doors to bedroom and bathroom.

### Bedroom One

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

### Bedroom Two

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

### Bedroom Three

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

### Bathroom

Modern three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with dual hose mains shower and glass screen. Heated towel rail, fully tiled walls, vinyl flooring, recessed LED lighting, extractor fan and frosted uPVC double glazed window to the rear elevation.

### Garage/Workshops

Built by the current owners is this useful detached garage space has been extended and split into three working areas. Accessed via an up and over door









plus additional uPVC double glazed door. The first section is currently used as a dog-grooming area and comprises of three ceiling light strips, concrete floor, non-slip flooring and ample power sockets. There is a uPVC double glazed door that leads into the workshop area comprising of two ceiling light strips, concrete flooring and ample power sockets. There is a further up and over door leads to a further area which is predominantly timber construction with fitted shelving and three ceiling strip lights. The garage area has up and down lighting to the exterior.

#### **Additional Workshop**

Timber constructed workshop accessed via 'French' style uPVC double glazed doors with power and lighting.

#### **Outside**

A standout feature of this property is the generously sized rear garden which boasts far-reaching views towards Hope Mountain. To the front, a tarmacadam driveway offers off-road parking for multiple vehicles and extends alongside the property, where timber gates provide secure access to the rear. A gravelled area leads to the garage, enhancing practicality. The rear garden itself is attractively landscaped, featuring Indian stone paving for the patio and pathways, a central lawn area, and well-stocked borders with established trees, shrubs, and flowering plants set within defined beds and timber sleepers. Additional benefits include access to both a garage and a workshop, as well as a further enclosed garden area beyond a picket fence, currently used as an allotment with a timber shed offering useful storage. The garden is enclosed with panel fencing, and practical features include an outside tap, up-and-down wall lighting, and integrated LED soffit lighting for added ambience and security.

#### **Additional Information**

The vendors have made some improvements in the last 7 years of residing in the property to include an extension to the rear, new kitchen and bathroom, new windows and doors, garden landscaping and general re-decoration. The boiler has been serviced annually. There is no onward chain with the property.

#### **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.













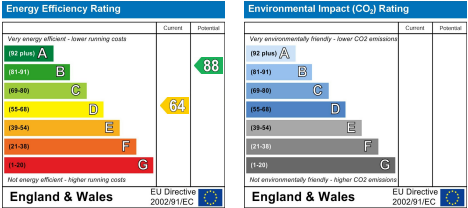


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY  
01978 800186 | [wrexham@monopolybuysellrent.co.uk](mailto:wrexham@monopolybuysellrent.co.uk)  
[www.monopolybuysellrent.co.uk](http://www.monopolybuysellrent.co.uk)

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