



18

Llay | Wrexham | LL12 0QU

Offers In Excess Of £342,500

MONOPOLY
BUY ■ SELL ■ RENT

MONOPOLY
BUY ■ SELL ■ RENT



18

Llay | Wrexham | LL12 0QU

Located on the popular modern residential development of Maes Y Rhedyn, Llay, Wrexham, this stunning detached house offers a perfect blend of modern living and comfort. Built in 2020, the property boasts a generous 1,270 square feet of well-designed space, making it an ideal family home. With four spacious bedrooms, there is ample room for everyone to enjoy their own private sanctuary. The contemporary design and layout of the house ensure that natural light floods through, creating a warm and inviting atmosphere throughout. Each bedroom is thoughtfully designed, providing a peaceful retreat at the end of a busy day. The property also features convenient parking for up to three vehicles, two on the drive and one in the garage, a valuable asset in today's busy world. This allows for easy access and ensures that you and your guests can come and go with ease. To the rear is an attractive south facing garden with raised seating area and home bar. Located in a desirable neighbourhood, this home is perfect for those seeking a tranquil lifestyle while still being close to local amenities including the brand new Rackery Farm Shop, Croeshowell Restaurant and an 'Aldi' supermarket is next to the estate plus excellent road links for travel to Chester, Wrexham and beyond. Whether you are looking to entertain friends or simply enjoy a quiet evening in, this property offers the perfect setting. In summary, this modern detached house in Carlton Meadows is a fantastic opportunity for anyone looking to settle in a welcoming community. With its spacious layout, contemporary features, and convenient parking, it is sure to appeal to families and professionals alike. Don't miss the chance to make this beautiful house your new home.

- FOUR BEDROOM DETACHED HOUSE
- BEAUTIFULLY APPOINTED INTERNAL ACCOMODATION
- STYLISH LOUNGE WITH BAY WINDOW
- STUNNING KITCHEN/DINER
- UTILITY & DOWNSTAIRS W/C
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- OFF ROAD PARKING & GARAGE
- ENCLOSED REAR GARDEN
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Timber effect flooring, composite entrance door, stairs to first floor, door to kitchen/diner, feature panels to lower half of walls.

Lounge

Square bay window to front, wood effect flooring, feature electric fire with lintel over.

Kitchen/Diner

Stunning fitted range of wall and base units, complementary worktops, stainless steel sink drainer, mixer tap, window to rear, 5 ring gas hob, extractor over, oven and grill, fridge freezer, integral dishwasher, timber effect flooring, French doors to garden, door to utility.

Utility

Timber effect floor, external door to rear, door to wc, base unit with complementary worktop, stainless steel sink drainer, mixer tap, enclosed wall mounted gas combi boiler, spaces for washing machine and tumble dryer.

WC

With toilet and hand wash basin, window to side, wood effect flooring.

First Floor Landing

Carpet, doors to bedrooms and bathroom, loft access, airing cupboard, feature panels to lower half of walls.

Bedroom One

Carpet, window to front, mirrored sliding door wardrobes, door to en suite.

En Suite

Shower enclosure, wc, hand wash basin, window to side.

Bedroom Two

Carpet, window to rear.

Garage

Up and over door, lighting.

Bathroom

Panel bath, wc, hand wash basin, tiled floor, part tiled walls, chrome towel rail, spotlights, extractor, window to rear.

Bedroom Three

Carpet, window to rear.

Bedroom Four

Carpet, window to front with a pleasant outlook over adjacent green space.

Front Garden

With lawn, tree, hedge to front, double width tarmac driveway, path to front door.

Rear Garden

Paving adjacent house, lawn, enclosed with fencing, raised paved seating area to rear plus timber home bar area with power supply.

IMPORTANT INFORMATION

*Material Information interactive report available in video tour and brochure sections. *

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.

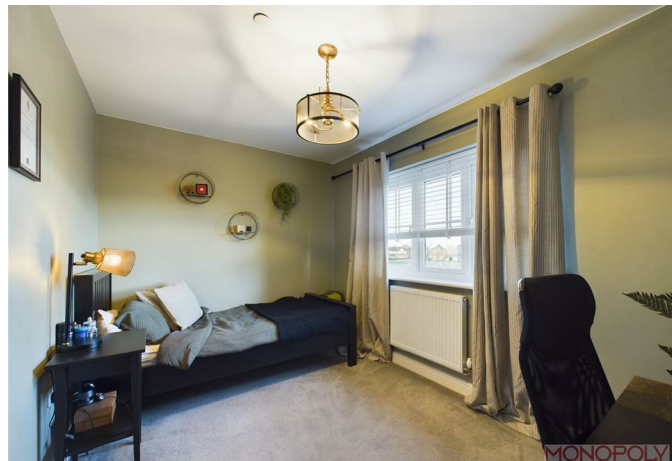
MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage







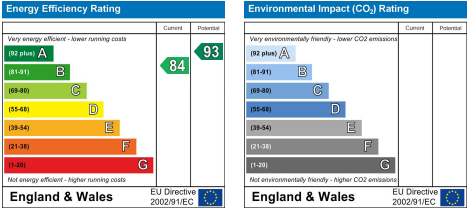


MONEY LAUNDERING REGULATIONS 2003

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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.







Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

MONOPOLY
BUY ■ SELL ■ RENT