



17

Wrexham | | LL12 0BX

£275,000

MONOPOLY
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Located on the modern Mottram Gardens development in Llay, this well-presented three bedroom detached home was built in 2020 by reputable local developer Gower Homes and still benefits from its NHBC warranty. The property also enters the market with no-onward chain. The accommodation includes an entrance hallway with storage, downstairs WC, a spacious lounge, and a contemporary open-plan kitchen/dining area with French doors to the rear garden. Upstairs offers three generous bedrooms and a family bathroom, with the principal bedroom featuring its own en-suite. Externally, the property enjoys two separate driveways, a garage, a lawned front garden and a private rear lawned garden with additional side access. The development is ideally placed within walking distance of local shops, schools and amenities, and is moments from Alyn Waters Country Park with its woodland trails, nature walks and play areas. Excellent road links via the A483 provide easy access to Wrexham, Chester and further afield.

- THREE BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- TWO DRIVEWAYS AND GARAGE
- ENTRANCE HALLWAY WITH STORAGE
- DOWNSTAIRS WC
- SPACIOUS LIVING ROOM
- OPEN PLAN KITCHEN/DINING AREA WITH FRENCH DOORS TO GARDEN
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- GARDENS TO FRONT AND REAR
- POPULAR RESIDENTIAL/CUL-DE-SAC LOCATION



Entrance Hall

Composite door leads into spacious entrance hallway. Under stairs storage cupboard. Wood effect LVT (Luxury Vinyl Tiled) flooring, ceiling light point, panelled radiator, hard wired alarm system, stairs to mid landing, door to downstairs WC, living room and kitchen/dining area.

Downstairs WC

UPVC double glazed frosted window to the side elevation with venetian blinds. Two piece suite comprising low-level WC and wash hand basin. LVT flooring, recessed LED lighting, panelled radiator and splash-back tiling.

Living Room

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

Kitchen/Dining Room

Open plan kitchen/dining area with the kitchen housing a range of wall, drawer and base units with complimentary work surface over. Integrated appliances to include fridge-freezer, double oven and grill, electric hob and extractor over. 1.5 stainless steel sink unit with mixer tap over. Space for washing machine and tumble dryer. Recessed LED lighting, under-cabinet lighting, splash-back tiling, LVT flooring, two panelled radiators. UPVC double glazed window to the front with venetian blinds, composite door to the side of the property and uPVC double glazed French doors to the garden area.

Landing Area

Mid-landing area to the front elevation with uPVC double glazed window to the front elevation with venetian blinds. Further stairs lead to landing with additional uPVC double glazed window to the side

elevation. Airing cupboard with shelving, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the rear elevation with venetian blinds. Ceiling light point, panelled radiator and door into en-suite.

En-suite

Three piece suite comprising low-level WC, wash hand basin and double dual hose mains shower cubical. Chrome heated towel rail, tiled floor, splash-back tiles, recessed LED, extractor and uPVC double glazed frosted window to the rear.

Bedroom Two

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

Bedroom Three

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

Family Bathroom

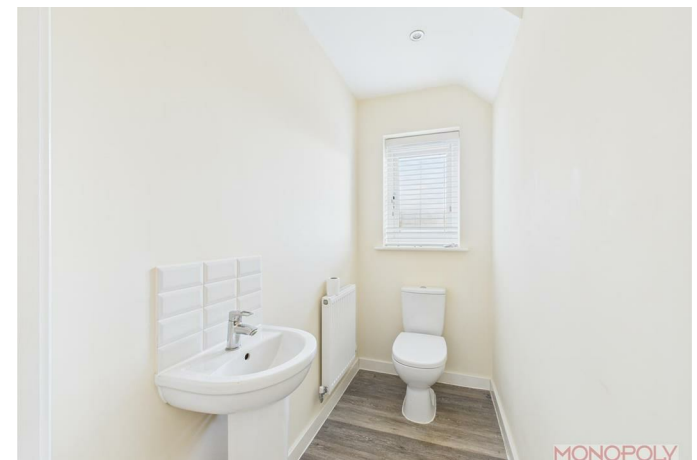
Three piece suite comprising low-level WC, wash hand basin and panelled bath. Chrome heated towel rail, tiled floor, splash-back tiling, shave point, recessed LED lighting, extractor and uPVC double glazed frosted window to the front.

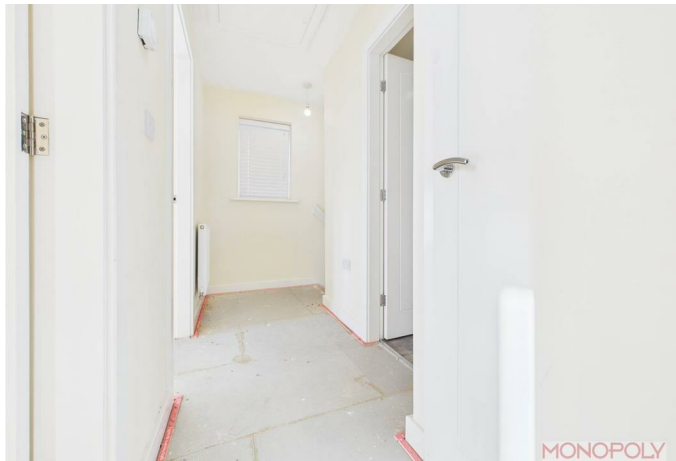
Garage

Detached from the house but attached to a neighboring garage with up and over door, power, lighting and additional side access door.

Outside

To the front there are two tarmac driveways located wither side of the home. One with access to the garage and the other leading to the side of the property. There is a lawned garden and sheltered





porch area to the front with lighting. There is access either side of the property via a timber gate. The rear garden area has a paved patio area, lawned garden, outside lighting and fence panels to the boundary adding security and privacy.

Additional Information

The property is fitted with a sprinkler system and hard wired alarm.

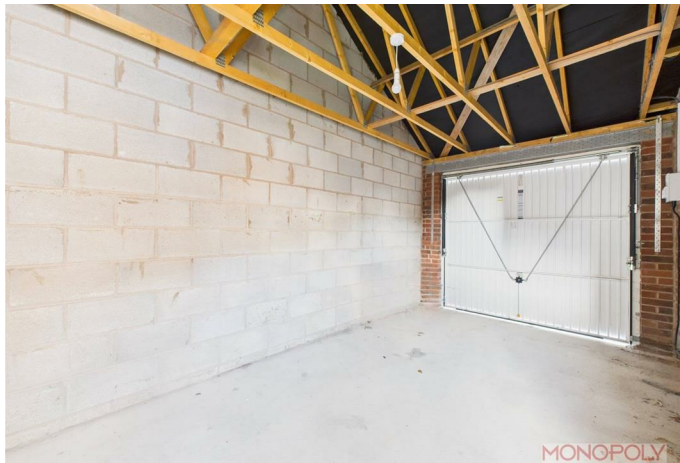
Important Information

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.

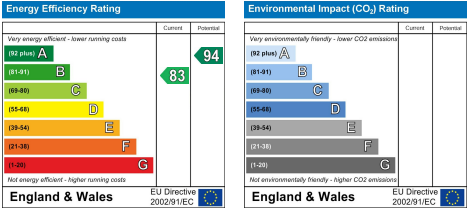








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