



4

Llay | Wrexham | LL12 0QG

£275,000

**MONOPOLY**  
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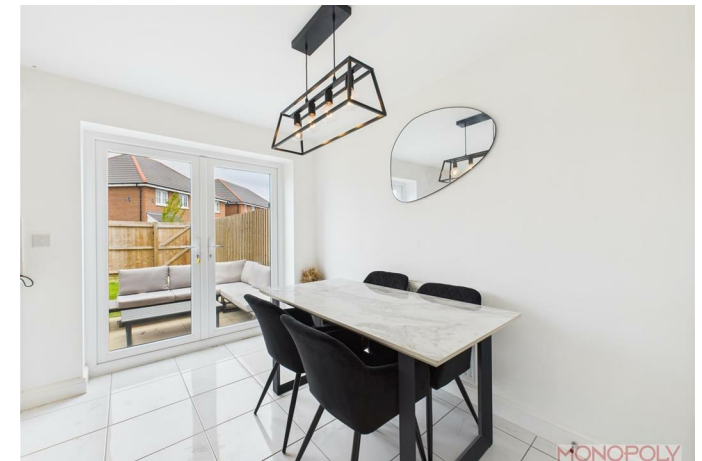


# 4

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Situated on the sought-after Maes Y Rhedyn development in Llay, this beautifully presented three-bedroom mid-terrace home was constructed in 2023 and remains in immaculate condition throughout. Tastefully decorated in neutral tones by the current owners, the property offers modern living in a convenient and family-friendly location. In brief, the accommodation comprises an entrance hall, downstairs WC, spacious lounge, and a contemporary kitchen/dining room to the ground floor. To the first floor, there is a landing area giving access to two double bedrooms, a further single bedroom, and a stylish family bathroom. Externally, the property benefits from two allocated parking spaces, a lawned garden to the front, and a fully enclosed lawned garden to the rear, ideal for families or outdoor entertaining. The property also comes with the remainder of a 10-year NHBC warranty (from 2023) for added peace of mind. Maes Y Rhedyn is a popular and well-connected development within Llay, offering excellent access to nearby amenities including the newly opened Rackery Farm Shop, Croeshowell Restaurant, and an Aldi supermarket located adjacent to the estate. The area also boasts strong transport links to Wrexham, Chester, and beyond, making it ideal for commuters and families alike.

- THREE BEDROOM TERRACED HOME
- BUILT IN 2023 - IMMACULATE CONDITION THROUGHOUT
- SPACIOUS LOUNGE
- MODERN KITCHEN/DINING ROOM
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- PRINCIPAL BEDROOM WITH EN-SUITE SHOWER ROOM
- MODERN FAMILY BATHROOM
- FRONT AND REAR GARDENS
- TWO ALLOCATED PARKING SPACES
- SOUGHT AFTER RESIDENTIAL LOCATION



### Entrance Hallway

Composite door leads into entrance hallway with marble effect gloss tiled flooring, panelled radiator, ceiling light point, doors into lounge and downstairs WC and stairs off to first floor.

### Downstairs WC

Two piece suite comprising low-level WC and wash hand pedestal with splash-back tiling. Gloss marble effect tiled flooring, panelled radiator, ceiling light point, extractor fan and uPVC double glazed frosted window to the front elevation with venetian blinds.

### Living Room

UPVC double glazed window to the front elevation with venetian blinds. Carpet flooring, panelled walls, ceiling light point, panelled radiator and door into kitchen/dining area.

### Open Plan Kitchen/Dining

A modern kitchen/dining area housing a range of wall, drawer and base units with marble effect work surface over. Integrated appliances to include double eye-level oven and grill, gas hob with extractor over and fridge freezer. 1 1/2 composite sink unit and drainer with mixer tap over. Space for integrated washing machine and dishwasher. Brick style splash-back tiling and marble effect gloss tiled floor. Door into under-stairs storage area. Recessed LED lighting plus additional ceiling light point. UPVC double glazed window to the rear elevation with venetian blinds. UPVC double glazed 'French' style doors opening into the garden area. Panelled radiator, cupboard housing combination boiler and space for dining table.

### Landing Area

Carpeted stairs rising from entrance hall to a spacious landing area with carpet flooring, panelled

radiator, ceiling light point, access to loft, storage cupboard with shelving, doors off to bedrooms and bathroom.

### Principal Bedroom

UPVC double glazed window to the front elevation with venetian blinds. Fitted wardrobes with mirrored sliding doors, clothing rails and shelving. Carpet flooring, ceiling light point, panelled radiator and door leading into en-suite shower room.

### En-suite Shower Room

Three piece suite comprising low-level WC, pedestal wash hand basin and walk-in mains shower with splash-back tiling and glass screen. Panelled radiator, shave point, gloss tiled flooring, extractor and recessed LED lighting.

### Bedroom Two

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

### Bedroom Three

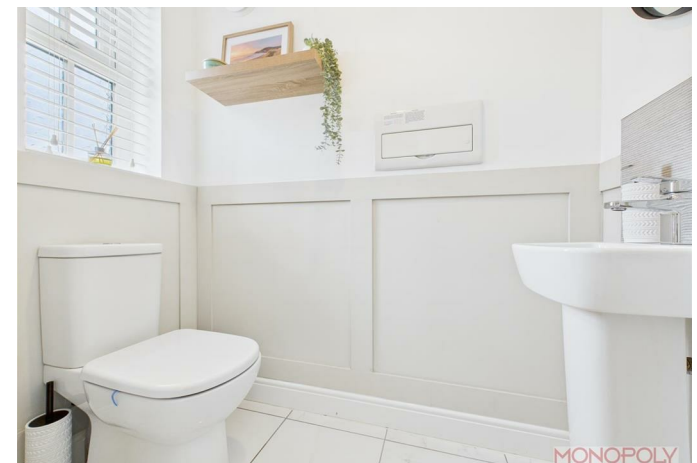
UPVC double glazed window to the rear elevation with venetian blinds. Carpet flooring, panelled radiator and ceiling light point.

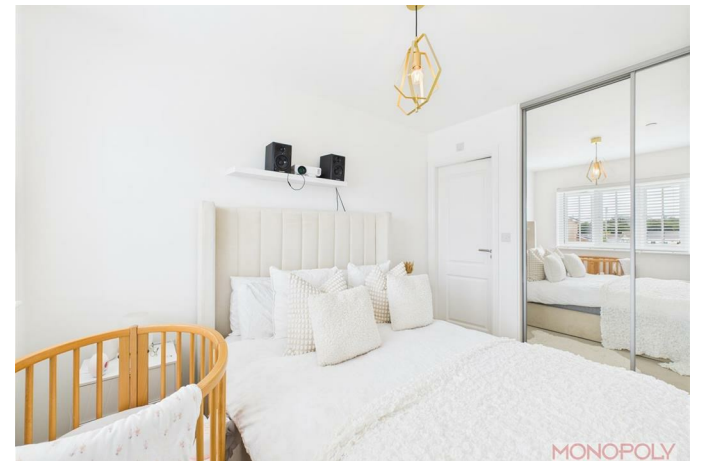
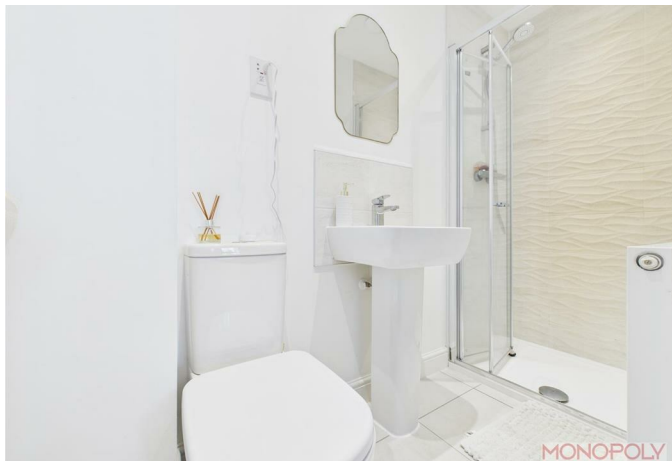
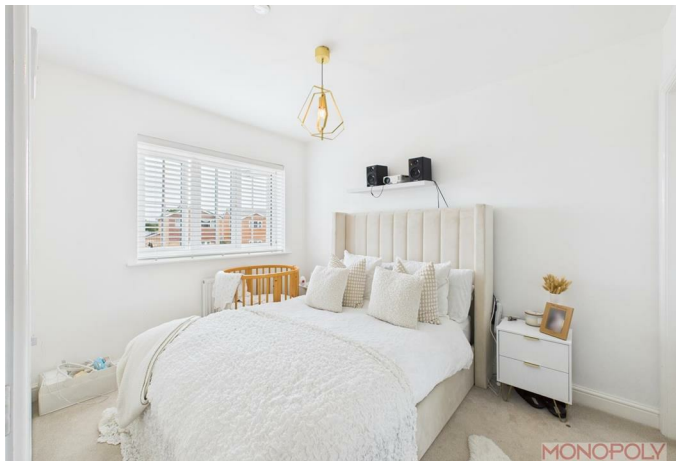
### Family Bathroom

Three piece suite comprising low-level WC, pedestal wash hand basin and panelled bath with mixer tap and shower hose attachment. Heated towel rail, shave point, gloss tiled flooring, extractor and recessed LED lighting. UPVC double glazed frosted window to the front elevation with venetian blinds.

### Outside

To the front elevation there is a paved pathway and lawned garden area with establish shrubberies. To the rear there is a further lawned garden area with







paved patio area, fenced panelled boundary and timber gate leading to the car parking area where there are two allocated parking spaces for this property.

#### **Additional Information**

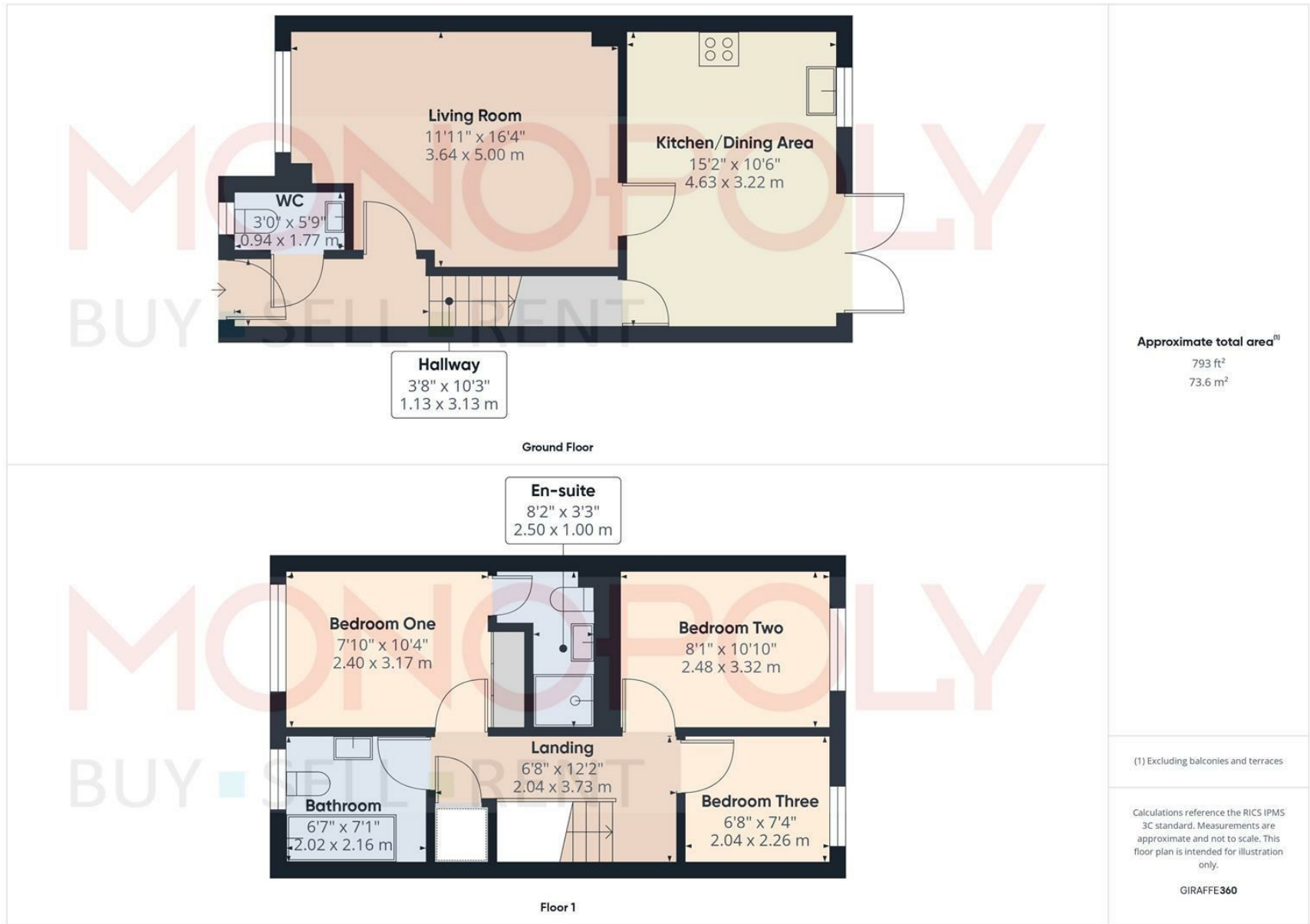
The property was built in 2023 and has been tastefully decorated throughout. There is a 10 year certificate from 2023 issued by the National House Building Council covering the structure and building. There is a 2 year warranty on the property which expires in September 2025. The property is fitted with a sprinkler system which requires annual maintenance. The property is freehold however an annual service charge of £190.00 is required for the maintenance of the greenery areas on the estate.

#### **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.



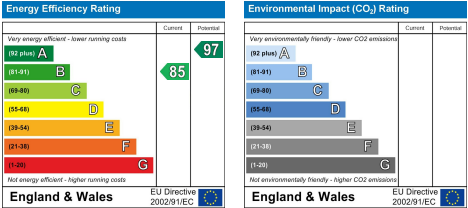


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