



128

Llay | Wrexham | LL12 0NW

£340,000

MONOPOLY
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Situated on Gresford Road in Llay, this delightful detached house with pleasant field views to the front elevation offers a perfect blend of comfort and space, making it an ideal family home. With four generously sized bedrooms, there is ample room for everyone to enjoy their own private sanctuary. The property boasts two bathrooms and a downstairs wc, ensuring convenience for busy mornings and family life. The heart of the home is a brilliant modern kitchen/diner located in the rear extension. Two further two reception rooms, provide versatile spaces for relaxation, entertaining guests, or enjoying family gatherings. For those with vehicles, the property includes off road parking on a front drive and an integral garage, a valuable feature in today's busy world. To the rear is an enclosed garden with patio, lawn and timber outdoor store. The location in Llay offers a peaceful residential setting while still being within easy reach of local amenities including Aldi, Rackery Farm Shop/Café and the Croes Howell Restaurant, making it a practical choice for everyday living. The village of Llay is home to Alyn Waters Country Park, perfect for scenic walks and outdoor activities. With excellent transport links to Wrexham, Chester, and beyond via the A483, Llay is a fantastic choice for both families and commuters, offering a strong sense of community and convenient living. This spacious home is well-suited for families or anyone seeking a peaceful retreat in a friendly neighbourhood. Don't miss the opportunity to make this lovely property your own.

- A FOUR BEDROOM DETACHED HOUSE
- EXTENDED TO THE REAR
- KITCHEN/DINER OPEN PLAN INTO FAMILY ROOM
- LIVING ROOM, UTILITY & DOWN STAIRS WC
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- OFF ROAD PARKING
- INTEGRAL GARAGE
- ENCLOSED REAR GARDEN
- POPULAR & CONVENIENT LOCATION



Entrance Hall

Part glazed entrance door, stairs rising to the first floor, door to lounge.

Lounge

A well presented living room with wood effect flooring, window to front, log effect electric fire set on a marble effect hearth with timber surround, coving, door to family room.

Family Room

Wood effect floor, French style doors to rear garden, opening into kitchen/diner, doors to utility and under stairs cupboard.

Kitchen/Diner

A modern range of fitted wall and base units, complementary worktops, inset sink with mixer tap, window to rear, tiled splashback, cooker with extractor over, loft access, wood effect flooring, glazed patio doors to rear garden, opening into family room.

Utility

A range of fitted wall and base units, space and plumbing for washing machine, wall mounted Worcester gas combi boiler installed in October 2025, external door to side, door to WC, extractor, tiled floor and tiled splashback.

WC

Low level wc and hand wash basin.

First Floor Landing

Doors to four bedrooms, bathroom and linen cupboard, carpet, loft access.

Bedroom One

Double bedroom with wood effect flooring, coving, fitted wardrobes, window to front with pleasant views, door to en suite.

Bedroom Two

Double bedroom, laminate flooring, window to front, fitted wardrobes and desk.

Bedroom Three

Double bedroom with laminate flooring, window to rear.

Bedroom Four

Laminate flooring, window to front.

En Suite

Shower enclosure, wc and hand wash basin set within a vanity unit, tiled walls and flooring, chrome towel rail, frosted window to rear. Storage cupboard.

Bathroom

P shape bath with shower from taps and shower screen, wc and hand wash basin set in vanity unit, tiled walls and flooring, frosted window to rear.

Outside

Tarmac front drive with space for 2-3 cars, mature panted beds, gate to rear access.

Enclosed predominantly south facing rear garden with patio adjacent to the house, lawn, mature planted borders, timber outdoor store, access along side house to front drive.

Garage

Single integral garage with power and lighting. Up and over vehicle door pedestrian door to rear.

Additional Information

The extension in 1996 consisted of the addition of a new kitchen, utility room, bedroom and en-suite. The plans were approved in October 1995 (6/23797) and the building was subject to building regulations (6/22482/95), which were met at the





time.

Further work altering the internal walls to form a larger living area were completed in 2006 (Building regulations BN/0607/0032)

Roof was altered at the time of the main extension, all truss calculations were completed by Minera roof trusses. All fascia boards were replaced in 2015 with uPVC, and at the same time felt was replaced along edges on the older part of roof. Windows on upper floor and kitchen were replaced at time of main extension, front door and bay window were replaced in 2012 (fensa approved), Back door and garage side door replaced in 2022

Kitchen was refitted in 2016 and bathroom suite replaced recently.

Drive was resurfaced in 2020

Boiler replaced in October 2025, by British Gas.

IMPORTANT INFORMATION

*Material Information interactive report available in brochure section. *

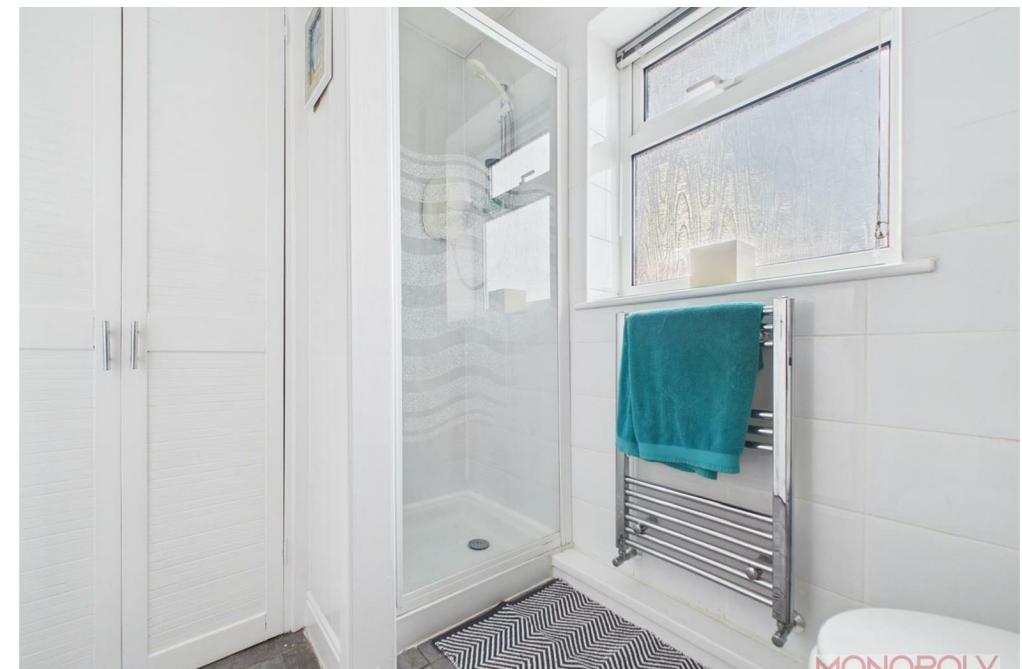
MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

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









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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs			
(92 plus) A	B	73	79
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Provision
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B	73	79
(81-91) B	C		
(69-80) C	D		
(55-68) D	E		
(39-54) E	F		
(21-38) F	G		
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			



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