



79

Wrexham | | LL12 0QW

£335,000

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# 79

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A beautifully appointed 4 bedroom, 2 bathroom detached family home situated within a popular residential location in the village of Llay. The property is only 3 years old and offers superbly presented living accommodation throughout to include a stunning kitchen/dining room, 4 bedrooms, en-suite and a fantastic landscaped rear garden which can only truly be appreciated when viewing. Located in a desirable residential location with various amenities close to hand including a supermarket and easy access to major road routes for commuting. In brief the property comprises of; hallway, downstairs w.c, lounge and spacious kitchen/dining room to the ground floor and 4 bedrooms, en-suite and bathroom to the first floor.

- A beautifully appointed 4 bedroom detached family home
- 2 Bathrooms
- Stunning kitchen/dining room
- Generous, landscaped rear garden
- Off road parking
- Popular residential location



### Hallway

With wood effect flooring, door to useful storage cupboard with plumbing for a washing machine, space for a dryer, stairs off to the first floor.

### Downstairs w.c

With low level w.c, pedestal wash hand basin, double glazed window.

### Lounge

A beautifully presented room with a double glazed window to the front, carpeted flooring.

### Kitchen/Breakfast Room

A stunning kitchen, fitted with a comprehensive range of modern wall, drawer and base units, Quartz work surfaces with inset sink, central island with quartz work top and units under, integrated fridge/freezer, built in electric oven, 5 ring gas hob with extractor fan over, double glazed french doors off to the garden, wood effect flooring, door to a useful storage cupboard.

### First Floor Landing

With carpeted flooring, double glazed window to the side, door to a storage cupboard, access to the loft space.

### Bedroom 1

A stylishly presented bedroom with a double glazed window to the rear, fully fitted wardrobes with sliding mirrored doors, carpeted flooring.

### En-suite

Well appointed and fitted with a low level w.c, pedestal wash hand basin, large fully tiled shower cubicle, double glazed window, tiled flooring.

### Bedroom 2

Again well presented with a double glazed window to the front, carpeted flooring.

### Bedroom 3

A double bedroom, well presented with a double glazed window to the rear, carpeted flooring.

### Bedroom 4

With a double glazed window to the front, carpeted flooring.

### Family Bathroom

Well appointed and fitted with a low level w.c, pedestal wash hand basin, bath with wall mounted shower head, part tiled walls, tiled flooring.

### Rear Garden

A real feature to the property is the generous, beautifully landscaped rear garden with an attractive paved patio immediately adjacent to the rear of the property leading on to a raised decked seating area and surrounded by a predominantly lawned garden with gated access to the side, outdoor electric sockets, outside tap and large timber shed.

### 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.





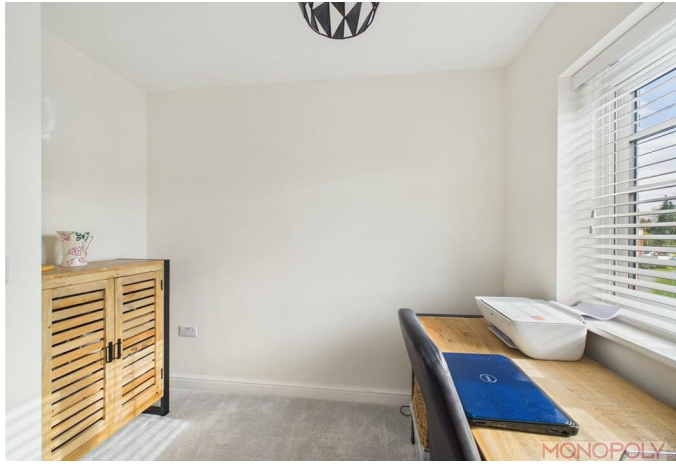
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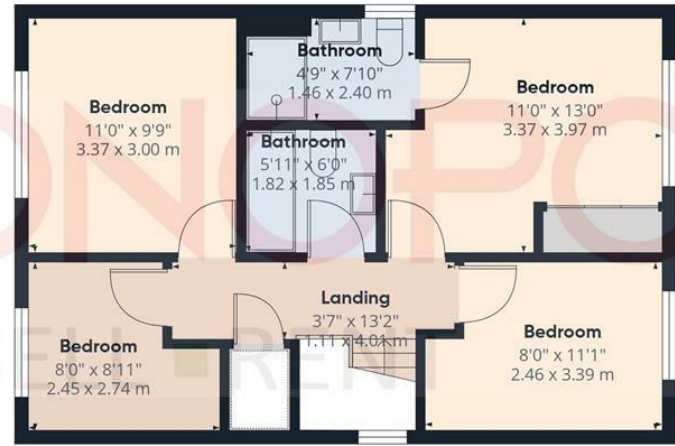
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Ground Floor



Floor 1



Approximate total area<sup>(1)</sup>  
1078 ft<sup>2</sup>  
100 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

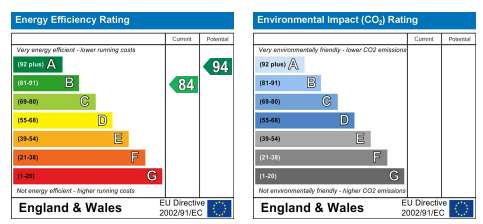
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