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Wrexham | LL12 0QH

£300,000

MONOPOLY
BUY ■ SELL ■ RENT

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"VIEWING HIGHLY RECOMMENDED"

We are DELIGHTED to offer For Sale this immaculately presented Three Bedroom Detached family home situated within a popular residential development in the village of Llay. This BEAUTIFULLY appointed property is approximately 2 1/2 years old and offers quality living accommodation including an attractive fitted kitchen, en-suite shower room, Three Double bedrooms, ample off road parking and garage, all of which can only be appreciated on internal inspection. The property benefits from a video camera and security lighting to the garage and the house has a sprinkler system.

In brief the property comprises of; Entrance Hallway, Downstairs Cloakroom, Lounge, Kitchen/Dining room, to the ground floor and Main Bedroom with En-Suite, Two Further Bedrooms and Family Bathroom to the first floor. This recently built residential development is located in between the villages of Llay and Burton and there are numerous amenities close to hand including an Aldi supermarket, restaurant, primary schools within the village of Llay and Gresford and has excellent road links to the A483 for commuting.

- THREE BEDROOM DETACHED HOUSE
- BEAUTIFULLY PRESENTED KITCHEN
- GREAT LOCATION
- UPVC DOUBLE GLAZING
- OFF ROAD PARKING AND EV CHARGER
- GARAGE
- GAS CENTRAL HEATING
- EN-SUITE SHOWER ROOM
- ELECTRIC CAR CHARGING PORT
- VIEWS OVER ADJACENT COUNTRYSIDE



ACCOMMODATION TO GROUND FLOOR

Canopy porch with Composite double glazed and frosted door with UPVC Double glazed side windows which gives access to the entrance hallway.

ENTRANCE HALLWAY

With radiator, staircase rising off to the first floor accommodation, under stairs cupboard and door to downstairs cloakroom w.c.,

DOWNSTAIRS CLOAKROOM

Comprising of low level w.c., pedestal wash hand basin, radiator, UPVC Double glazed and frosted window to the rear, extractor fan..

LOUNGE

17'7" x 10'7" (5.377m x 3.227m)

Light and airy room with UPVC Double glazed window to the front, radiator, two UPVC Double glazed windows to the side, TV aerial point.

KITCHEN/DINER

17'7" x 10'7" (5.362m x 3.245m)

Beautifully presented kitchen comprising of a good range of wall and base cupboards with complementary worktop surfaces, incorporating a one and half bowl stainless steel sink unit with mixer tap, built in Four ring gas hob, electric oven/grill with stainless steel Canopy extractor hood and back plate, plumbing for washing machine, tiled flooring, Integral dishwasher, cupboard housing the Gas central heating combi boiler, Integral fridge/ Freezer, UPVC Double glazed windows to the front and side, radiator, UPVC Double glazed French Style doors giving access to the Garden.

FIRST FLOOR LANDING AREA

With access to the loft space which is insulated, UPVC Double glazed window to the rear elevation, radiator, storage cupboard, doors off.

MAIN BEDROOM

With UPVC Double glazed windows to the front and side with rural views over the adjacent countryside, radiator, carpeted flooring, built in wardrobes with mirrored sliding doors, door leading into the En-Suite shower room.

EN SUITE SHOWER ROOM

Comprising of a double sized shower cubicle with tiled splashback, pedestal wash hand basin, low level w.c, tiled floor, spotlights to ceiling, radiator, electric shaver point, UPVC Double glazed and frosted window to the rear

BEDROOM TWO

10'8" x 9'9" (3.257m x 2.983m)

With UPVC Double glazed window to the front with radiator beneath, carpeted flooring

BEDROOM THREE

10'7" x 7'6" (3.240m x 2.296m)

With UPVC Double glazed window to the side with radiator beneath, carpeted flooring.

FAMILY BATHROOM

Comprising of a panel enclosed bath with shower over, pedestal wash hand basin, low level w.c., UPVC Double glazed and frosted window to the front, Chrome ladder style radiator, tiled flooring, extractor fan.

OUTSIDE TO THE FRONT

To the front there is an open plan style garden laid to lawn with miniature hedging with central pathway to the front door, There is gated access to the side leading to the enclosed garden to the side.

OUTSIDE TO THE SIDE AND REAR

The garden is accessed via a gate from the side to a good sized garden which is laid to lawn and made private by a feature brick built wall to the boundary, with further gate to the rear driveway and garage. The property also benefits from a driveway with off road parking for three vehicles and a single garage with up and over door. There is also an EV charger installed.

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.

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 PETE on 07907 419605 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

ADDITIONAL INFORMATION

Please see Key Facts for buyers in Web Link.







Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

1147.32 ft²
106.59 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360

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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A		84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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