



7

Llay | Wrexham | LL12 0QP

£280,000

MONOPOLY
BUY ■ SELL ■ RENT

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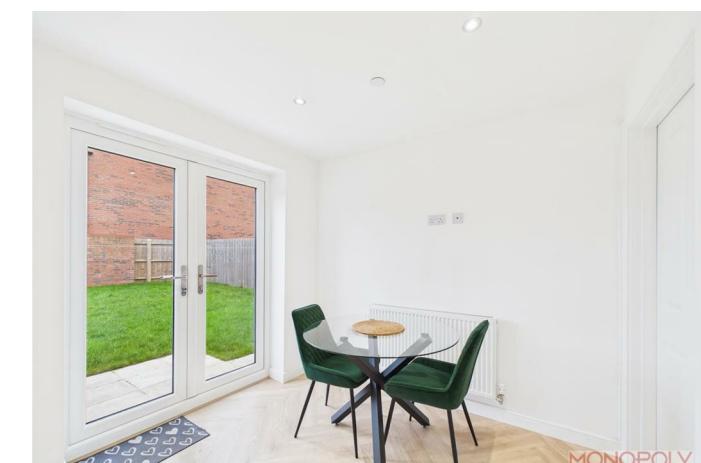
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A stunning detached house located on a sought after modern residential development in Llay, Wrexham. Built in 2023, this modern property offers a perfect blend of contemporary design and comfortable living. As you enter, you are greeted by a spacious reception hall leading to a spacious living room that provides an inviting atmosphere for both relaxation and entertaining. The house boasts three well-proportioned bedrooms, making it an ideal choice for families or those seeking extra space for guests or a home office. With two bathrooms, morning routines will be a breeze, ensuring convenience for all residents. The property also features parking for two vehicles, a valuable asset in today's busy world. The location in Llay offers a peaceful residential setting while still being within easy reach of local amenities and transport links, making it a practical choice for everyday living. The village of Llay 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. Don't miss the opportunity to make this beautiful property your own.

- A VERY WELL PRESENTED THREE BEDROOM DETACHED HOUSE
- STUNNING KITCHEN/DINER
- SPACIOUS LIVING ROOM
- UTILITY & DOWNSTAIRS WC
- MAIN BEDROOM WITH EN SUITE
- FAMILY BATHROOM
- ENCLOSED GARDEN
- OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



Entrance Hall

Composite entrance door, wood effect flooring, doors to living room, kitchen and wc. Stairs rising to the first floor.

Living Room

A well presented living space with window to front, square bay window to side overlooking a communal green space, wood effect flooring.

Kitchen/Diner

A stunning fitted range of wall and base units, complementary worktops, inset stainless sink/drainer, single oven, electric hob with extractor over, integral fridge/freezer, timber effect flooring, window to front, French style doors to garden, door to utility.

Utility

Wall mounted gas combi boiler enclosed with a wall cupboard, work top with space under for washing machine and tumble dryer, window to side.

WC

Low level WC, hand wash basin, timber effect flooring, part tiled walls.

First Floor Landing

Carpet, doors to three bedrooms, bathroom and storage cupboard.

Bedroom One

Double bedroom with window to side, carpet, door to en suite.

En Suite

Shower enclosure, wc, hand wash basin, window to front, tiled splashbacks, timber effect floor.

Bedroom Two

Laminate flooring, window to front.

Bedroom Three

Carpet, window to rear.

Bathroom

Panel bath, wc, hand wash basin, part tiled walls, timber effect flooring, window to rear.

Outside

South facing garden laid predominantly to lawn, paving adjacent to the house, gates to drive and front, brick wall to front, timber fence to rear.

Tarmac drive to rear of the property with space for two vehicles.

Additional Information

The boiler is 3 years old fitted on 2/12/2022, it was last serviced on 3/11/2025, it has a gas safety certificate. The loft isn't boarded but it does have a loft hatch to make it accessible.

IMPORTANT INFORMATION

*Material Information interactive report available in brochure section. *

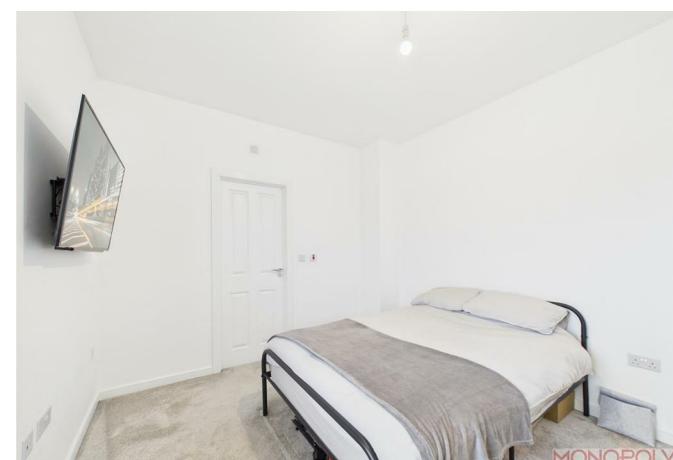
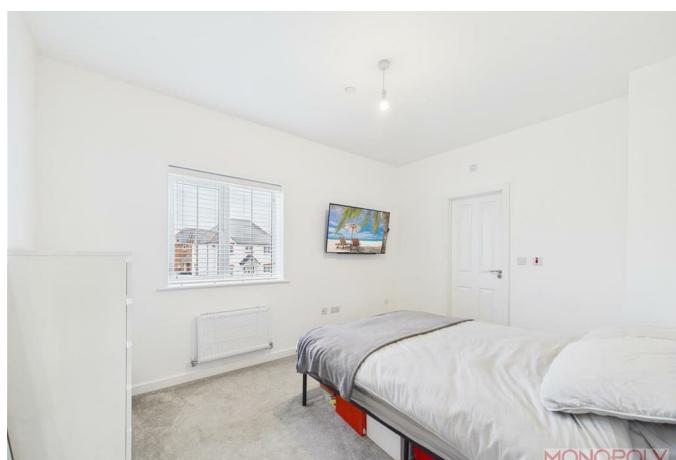
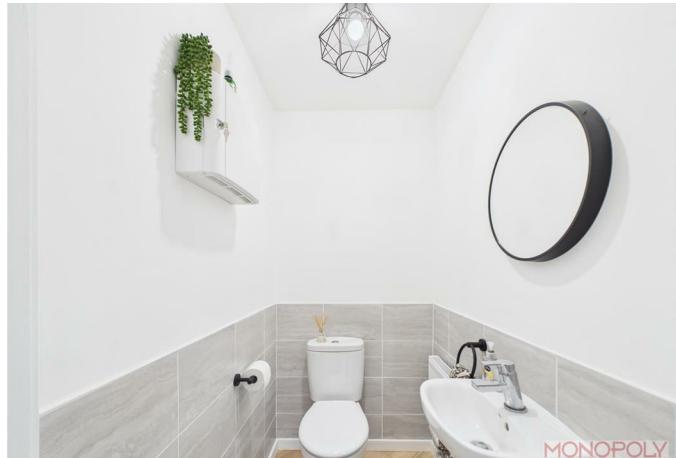
MONEY LAUNDERING REGULATIONS 2003

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	Prospective
Very energy efficient - lower running costs			
(92 plus) A	B		84
(81-91) B	C		85
(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	Prospective
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A	B		84
(81-91) B	C		85
(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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