



Yr Hen Gapel

Llay | Wrexham | LL12 0NN

Offers In Excess Of £340,000

MONOPOLY
BUY ■ SELL ■ RENT

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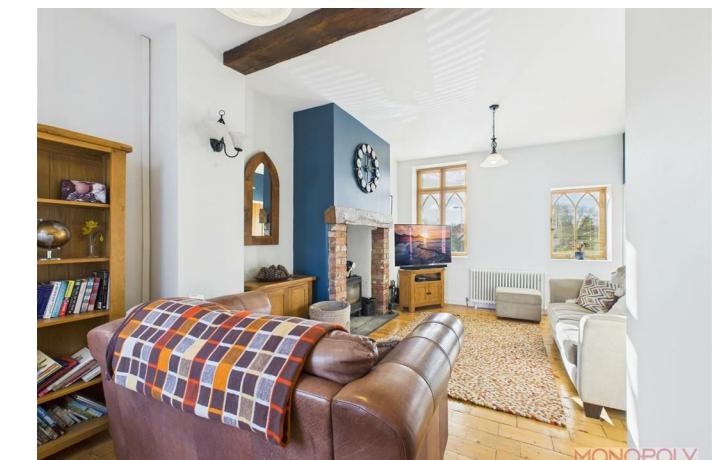
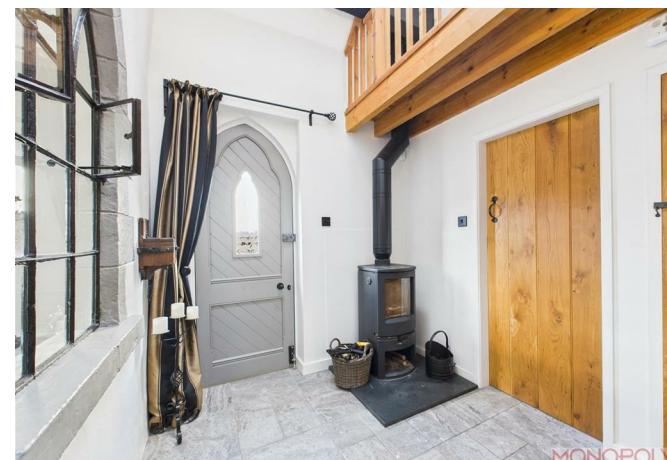
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Nestled on Gresford Road in the village of Llay, Wrexham, this delightful detached character property presents an excellent opportunity for those seeking a comfortable and spacious home with plenty of character. The heart of the home is a superb open plan kitchen/diner. With four further well-appointed reception rooms, this property offers ample space for both relaxation and entertaining, making it ideal for those who enjoy hosting guests. The house features a generously sized main bedroom, providing a peaceful retreat for rest and relaxation. Additionally, the property boasts two modern shower rooms, which are thoughtfully designed to cater to the needs of the household. One of the standout features of this home is the convenient parking space available for up to three vehicles, a rare find in many properties. To the rear is an attractive low maintenance garden with decked covered seating area and outdoor store. 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. In summary, this detached house on Gresford Road is a wonderful opportunity for anyone looking for a spacious and versatile home in a lovely setting. With its ample reception space, comfortable bedroom, and convenient parking, it is sure to meet the needs of modern living whilst retaining beautiful original character features. Do not miss the chance to make this charming property your own.

- A UNIQUE & BEAUTIFULLY PRESENTED CONVERTED CHAPEL
- A WEALTH OF ORIGINAL FEATURES COMBINE WITH STYLISH MODERN DAY LIVING
- OPEN PLAN KITCHEN/DINING ROOM
- LIVING ROOM WITH WOOD BURNING STOVE
- IMPRESSIVE ENTRANCE HALL & DOWNSTAIRS SHOWER ROOM
- MAIN BEDROOM WITH EN SUITE AND WARDROBE
- TWO FURTHER RECEPTION ROOMS THAT COULD BE USED AS BEDROOMS
- GARDEN ROOM
- OFF ROAD PARKING & AN ATTRACTIVE LOW MAINTENANCE GARDEN
- POPULAR & CONVENIENT LOCATION



Hallway

A wooden arched door which opens into a delightful double height space, featuring original chapel features such as stone detailing and windows. Open plan timber stairs with gallery landing. Doors off to the kitchen, cloakroom cupboard with radiator, downstairs shower room, lounge and the family room. Two Velux skylight windows and tiled flooring. Feature multi fuel burner/stove.

Downstairs Shower Room

Wet room style with mains-fed shower, low-level w.c and wash hand basin, uPVC double glazed window to the side elevation.

Lounge

Generous light and airy room with original pitch pine flooring, Inglenook fireplace with log burner, door off to study/snug and uPVC Double glazed solid oak windows to the front elevation.

Family Room/Bedroom

Featuring original chapel window into the hallway, small window to the side elevation, triple oak folding door with full height glazing, once open this room becomes open plan with the study. Door to snug/study. Access to loft.

Study/Bedroom

Accessed via a door from the lounge or the triple glazed folding door from the family room. Original pitch pine flooring and solid oak uPVC double glazed window to the front elevation.

Kitchen/Diner

A stylish kitchen with a range of wall, draw and base units with timber worktop over. Space for fridge-freezer, space for range cooker with stainless steel chimney extractor over. Sink drainer, dishwasher. Wall unit housing Worcester boiler. Tiled flooring,

spotlights, uPVC Double glazed external door and window to the side. Opening into dining area featuring plenty of space for a dining table, double doors to the garden room. uPVC Double glazed window to the side elevation.

Garden Room

With patio doors to rear, French doors to the garden, external door to one side and laminate flooring.

First Floor Landing

With carpet flooring, doors off into bedroom and storage cupboard.

Bedroom One

Double bedroom with sloped ceilings and central beam. A round window to the rear elevation and two further uPVC Double glazed windows to the side elevations. Built-in eaves storage, walk-in wardrobe, carpet flooring and door into en-suite.

En-suite

A two thirds sized bath with mains shower over, wash hand basin with vanity cupboard under and low-level w.c. Chrome ladder rail radiator and tiled flooring. UPVC double glazed window to the side elevation.

Outside

To the front of the property, a block paved frontage extends to the side with a gate allowing parking for up to three vehicles. To the side, is a low maintenance garden with privacy fencing to side, timber deck path, gravel, outside tap and power supply. The path continues to the rear with slate area with low maintenance planting, decked covered seating area, outdoor storage shed with storage space down one side.





ADDITIONAL INFORMATION

Mains Gas central heating... Septic tank drainage... Mains water... The current owners just use the bedroom on the first floor, but one or two of the three reception rooms downstairs once were, and could be used as bedrooms... Oak internal doors with latches... Under floor heating in Kitchen/Dining

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.

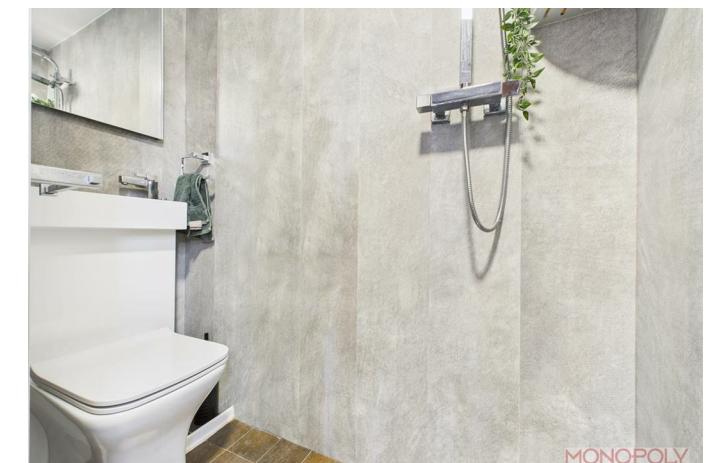
MORTGAGES

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.

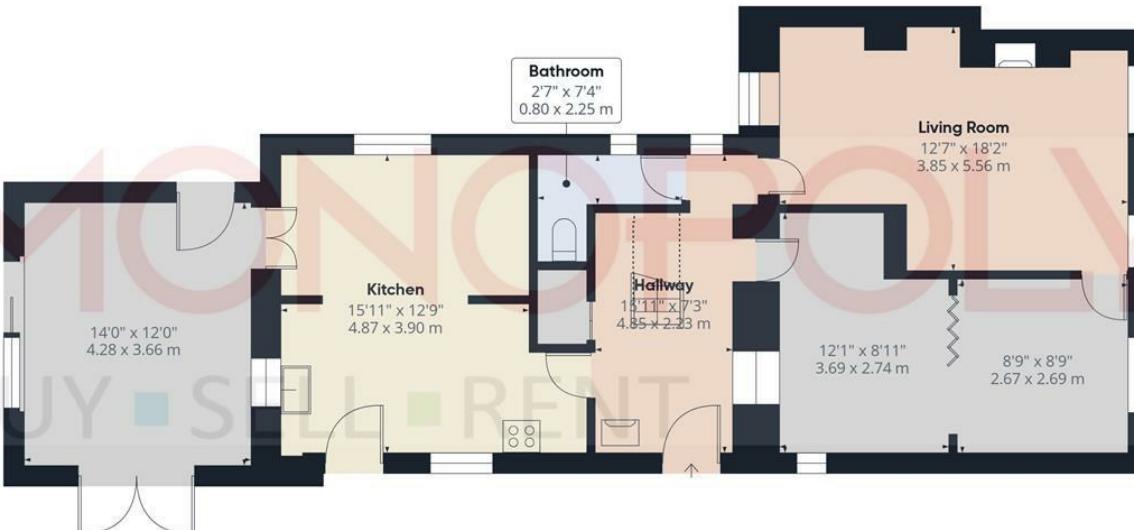
Please remember that you should not borrow more than you can safely afford. Your home maybe repossessed if you do not keep up repayments on your mortgage



MONOPOLY







Ground Floor



Floor 1

Approximate total area⁽¹⁾

1131 ft²

104.9 m²

Reduced headroom

67 ft²

6.2 m²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft/1.5 m

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

GIRAFFE360

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Energy Efficiency Rating

Current Powerstar

		Current	Powerstar
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

Environmental Impact (CO₂) Rating

Current Powerstar

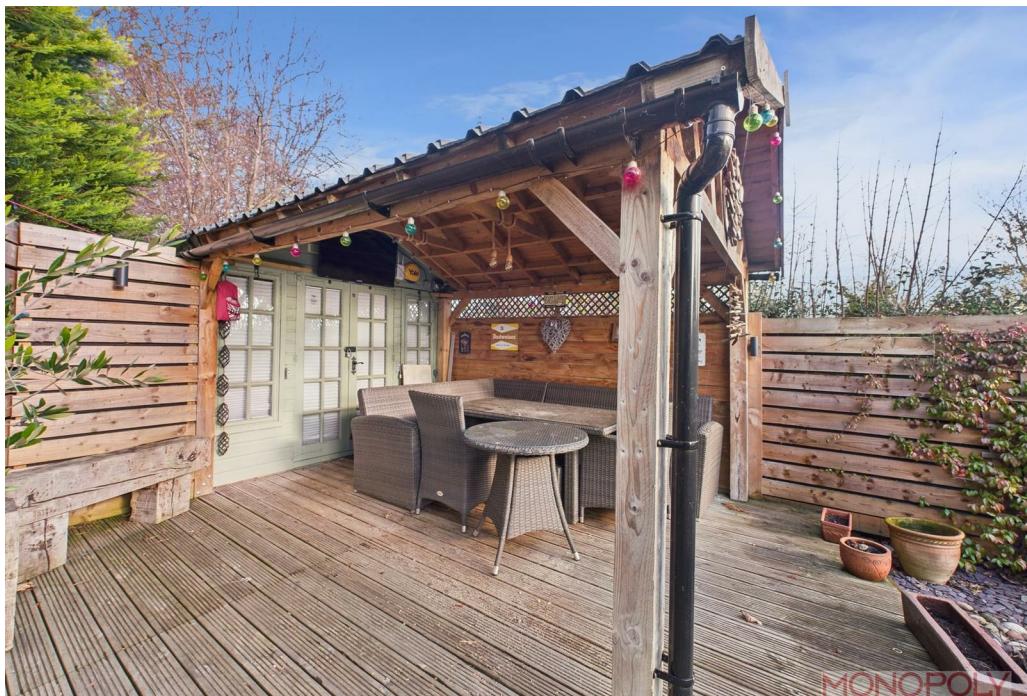
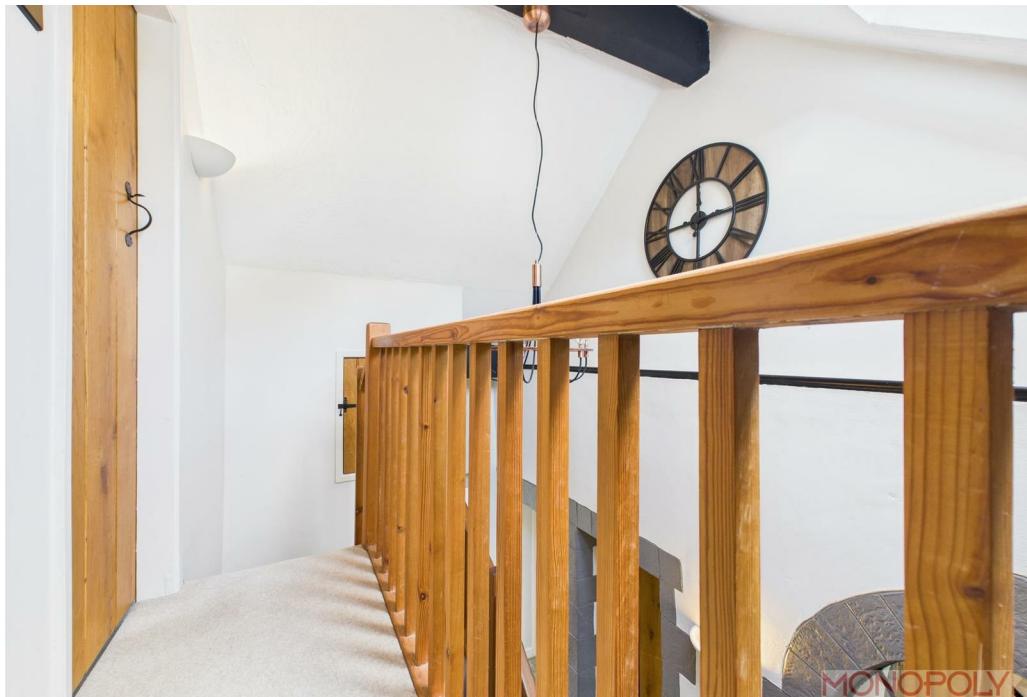
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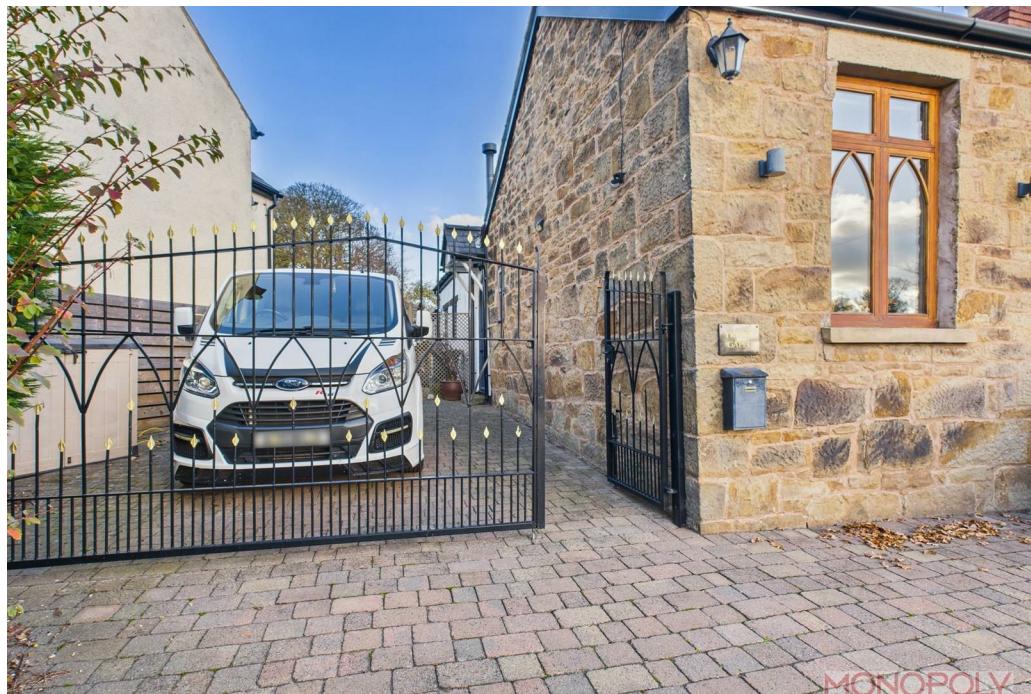
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