# Town & Country

Estate & Letting Agents

## Llay Court Estate, Wrexham

## Offers Over £210,000









Nestled within the popular village of Llay, this beautifully presented three-bedroom detached family home offers a fantastic blend of spacious living, modern finishes and excellent outdoor entertaining space. The property boasts a generous living room with a feature fireplace, versatile additional reception space, a contemporary fitted kitchen, a separate dining area and a stylish family bathroom. Outside, the generous rear garden provides the perfect setting for relaxing and entertaining, featuring raised decking, a timber pergola and a low-maintenance artificial lawn. A particular highlight is the double garage, complete with a vehicle inspection pit, alongside ample off-road parking. Ideally positioned for local amenities, schools and excellent transport connections to Wrexham and Chester, this wonderful home is perfectly suited to modern family living.

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

**TEL: 01978 291345**

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## DESCRIPTION

## LOCATION

Situated within the popular village of Llay, on the outskirts of Wrexham, the property enjoys a convenient residential setting with a range of everyday amenities nearby, including local shops, schools and community facilities. The area offers excellent access to Wrexham city centre, Chester and the surrounding villages, with the A483 providing convenient road connections for commuters. Nearby railway stations at Cefn-y-Bedd and Gwersyllt offer additional transport options, making Llay an appealing location for families and professionals seeking village living with access to larger towns and cities.

## ENTRANCE HALLWAY

10.22' x 5.64'

The property is entered via a modern uPVC double-glazed front door, complemented by a large glazed side panel that allows plenty of natural light to fill the entrance hallway. A further obscure-glazed uPVC window is positioned beside the staircase, providing additional natural light while maintaining privacy.

The hallway also benefits from a wall-mounted radiator, a staircase rising to the first-floor accommodation and internal doors providing access to the principal living areas.

## LIVING ROOM

20.42' x 10.55'

A spacious and inviting living room, featuring fitted grey carpeting and a large uPVC double-glazed window overlooking the front elevation, with a radiator positioned beneath.

A beautiful marble-effect gas fireplace creates an attractive focal point, adding warmth and character to the room.

An open archway leads through to an additional sitting area, offering flexible accommodation suitable for use as a snug, family room or further entertaining space. This area benefits from uPVC double-glazed sliding patio doors opening directly onto the rear garden, allowing plenty of natural light to flow throughout.



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KITCHEN/DINER



DINING AREA

10.14' x 6.76'

A generously proportioned dining area, conveniently accessible from both the entrance hallway and the main living accommodation.

The room benefits from wood-effect laminate flooring, which continues seamlessly into the adjoining kitchen, creating a cohesive and contemporary finish.

An open archway connects the dining area to the kitchen, providing a sociable, open-plan arrangement ideal for everyday family meals and entertaining guests.



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## KITCHEN

13.53' x 6.06'

A modern and well-appointed fitted kitchen, featuring a stylish combination of high-gloss grey base units and contrasting cream high-gloss wall-mounted cabinetry, complemented by grey work surfaces.

The kitchen benefits from an integrated oven, electric hob and designated spaces for a washing machine, tumble dryer and fridge freezer.

White metro-style tiled splashbacks provide a clean and contemporary finish, while wood-effect laminate flooring flows seamlessly through to the adjoining dining area.

A uPVC double-glazed window positioned above the sink overlooks the front garden, allowing natural light into the room. A wall-mounted radiator is positioned to one side. An additional internal door provides access to a useful understairs storage cupboard, currently used for general storage but equally suitable for use as a pantry.

The property also benefits from relatively recently fitted uPVC double-glazed windows and external doors.

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## BEDROOM ONE

10.85' x 8.46'

A spacious and comfortable main bedroom, featuring a large uPVC double-glazed window overlooking the front elevation, allowing plenty of natural light into the room.

The bedroom benefits from fitted dark grey carpeting and a wall-mounted radiator positioned beneath the window.

Offering ample space for bedroom furniture, this well-proportioned room also provides access to the loft space.



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## BEDROOM TWO

8.42' x 9.76'

A further generously proportioned double bedroom, featuring fitted grey carpeting and a large uPVC double-glazed window overlooking the rear elevation.

A wall-mounted radiator is conveniently positioned beneath the window.

The room provides comfortable accommodation with space for bedroom furniture, making it ideal for family members or visiting guests.



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## BEDROOM THREE

7.59' x 6.29'

A versatile third bedroom, featuring dark grey fitted carpeting and a uPVC double-glazed window overlooking the rear elevation, with a radiator positioned beneath.

This room would make an ideal child's bedroom, nursery, home office or dressing room, depending on individual requirements.



## FAMILY BATHROOM

5.39' x 7.59'

A stylish and contemporary family bathroom, fitted with a modern white suite comprising a panelled bath with shower, a wall-mounted washbasin incorporating a vanity storage unit, and a WC with coordinating high-gloss white cabinetry.

The bathroom is finished with attractive cream tiling, complemented by contrasting slate-effect feature tiles surrounding the bath and along the windowsill, creating an elegant and contemporary appearance.

Additional features include a large obscure-glazed uPVC double-glazed window overlooking the front elevation, a modern radiator and ceiling-mounted ventilation.



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## FRONT GARDEN

To the front of the property is an attractive enclosed garden, accessed through a newly fitted entrance gate.

A central pathway leads directly to the front entrance, with lawned areas positioned on either side, creating a welcoming approach.

A mature decked area is situated to the left-hand side of the property, providing an additional outdoor seating space.

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## REAR GARDEN

The property enjoys a generous and versatile rear garden, thoughtfully arranged to provide space for relaxation, outdoor dining and entertaining.

A raised timber decking area provides the perfect setting for garden furniture and summer gatherings, complemented by a timber pergola and a designated space suitable for housing a hot tub.

The garden also benefits from a low-maintenance artificial lawn, decorative stone borders and established planting, including a palm-style plant that adds an attractive focal point.

A pathway leads towards the rear parking area and double garage, providing practical access.



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## DOUBLE GARAGE AND PARKING

A particularly appealing feature of the property is the double garage, offering space for vehicle storage, additional equipment or workshop use.

The garage benefits from a vehicle inspection pit, making it especially attractive to motoring enthusiasts, mechanics or buyers seeking a practical workspace.

Further off-road parking is available, providing additional convenience for households with multiple vehicles.

## Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.

## To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

## Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

## Property Particulars Disclaimer

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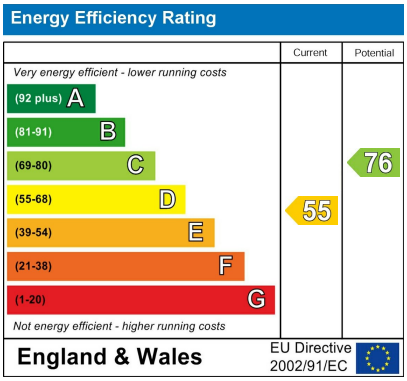
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# AWAITING FLOORPLAN

# COMING SOON




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