

Town & Country

Estate & Letting Agents

Llay Road,

£289,950



This beautifully presented Grade II listed barn conversion, has a wealth of charm and character, situated within a courtyard development of similar properties in a semi-rural location, surrounded by fields. Offering adaptable accommodation having the advantage of a communal courtyard, off-road parking spaces and a landscaped rear garden. Located within easy commuting distance of Chester and Wrexham.

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DESCRIPTION

Meadow Barn has the benefit of double glazing throughout and enjoys gas central underfloor heating to the ground floor and radiators on the first floor. The spacious internal accommodation comprises a beautiful kitchen/dining area, a double aspect sitting room and a downstairs cloakroom WC. The first floor has a landing, which offers access to the contemporary bathroom suite and a stunning Principal bedroom with exposed brickwork and vaulted ceiling with exposed beams. The guest bedroom also has a vaulted ceiling and exposed beams and enjoys ensuite facilities. Externally the property benefits from three allocated, off-road parking spaces, along with a garden which is predominantly laid to lawn with a paved patio area and summer house.



LOCATION

Continue out of Chester onto the Grosvenor roundabout to Wrexham Road on the A483. At the roundabout, take the 2nd exit and stay on Wrexham Road./A483. At the roundabout, take the 2nd exit and stay on Wrexham Road./A483. At Post House Roundabout/Wrexham Rd Interchange, take the 2nd exit onto A483. At junction 7, take the B5102 exit to Rossett/Llay/Gresford/B5445. At the roundabout, take the 3rd exit onto Llay Road/B5102, Continue to follow B5102. At the roundabout, take the 3rd exit onto Llay Road/B5102. The property will be located on the right hand side and identified by the for sale board.

DIRECTIONS

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ENTRANCE

The property is entered through an oversized timber and double glazed door which opens to the:



KITCHEN/DINING ROOM

17'9 x 10'5

Fitted with a beautiful kitchen having engineered oak flooring. Repeat with shaker style, wall, base, drawer, and display units, complimented by stainless steel handles with solid woodwork services housing a bell fast sink unit with mixer taps and an integrated breakfast bar. There is space for a range cooker with an extractor hood above, an integrated washing machine, dishwasher, fridge, and freezer along with a wall mounted Worcester gas combination boiler. Set within the ceiling are recessed downlights along with a large, exposed beam window facing the rear elevation and overlooking the garden. Stairs off rising to the first-floor accommodation with storage cabinets below. Oak doors off open to the cloakroom WC and to the sitting room.



DINING AREA



SITTING ROOM

17'9 x 10'5

A lovely double aspect, sitting room with a large picture window, facing the front elevation and French doors opening to the rear garden, the flooring is engineered oak and there are four wall lights.



DINING AREA



DOWNSTAIRS CLOAKS

The cloakroom is installed with a dual flush low-level WC along with a pedestal wash hand basin with mixer tap and tiled splashbacks and tiled flooring. There is an extractor fan and set within the ceiling and recessed downlights.

FIRST FLOOR LANDING

With oak doors off, opening to the Master bedroom and to the guest bedroom and bathroom suite.



PRINCIPAL BEDROOM

11'10 x 11'5

A double aspect bedroom with a range of fitted wardrobes, arched windows, facing both the front and rear elevations, exposed brick walling and boasting a beautiful vaulted ceiling with exposed beams.



REAR ASPECT

SERVICES TO PROPERTY

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

TENURE: Freehold

Council Tax Band; Band E £2193.30

ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Chester on 01244 403900.

SUBMIT AN OFFER

If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

MORTGAGE SERVICES

Town and Country Estate Agents Chester can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our mortgage consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Chester office on 01244 403900. Mortgage consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

BATHROOM

9'6 x 5'7

Installed with a contemporary three-piece suite, comprising of a panelled bath with thermostatic shower and protective screen above, dual flush, low-level WC, pedestal, wash, handbasin, with mixer tap and a chrome heated towel rail. Fully tiled walls, and ceramic tiled floor, an opaque window, facing the rear elevation and recessed downlights on the extractor fan set within the ceiling.



EN SUITE

The En Suite has a three piece suite comprising of a corner shower enclosure with thermostatic shower, dual flush, low-level WC, pedestal and a wash, hand basin, with mixer tap, chrome heated towel rail, fully tiled walls and ceramic tiled floor. Set within the ceiling is an extractor fan and recessed downlights.



EXTERNALLY

The barn conversion forms part of a beautiful semi-rural courtyard development, when approached from the courtyard, the property has an allocated parking space and a small shrub garden. To the rear of the property are further gravelled allocated parking spaces. The enclosed rear garden has a paved patio area and pathway, predominantly lawned, a timber shed and summer house with rear gated pedestrian access, along with an external light, power and water supply.



GUEST ROOM

17'9 x 10'5

The guest room is also fitted with a range of fitted wardrobes, a window facing the rear elevation and exposed brick original arch vaulted ceiling with exposed beams. An oak door opens to the en suite.



REAR GARDEN

Meadow Barns, Llay Road Llay, Wrexham, Wrecsam
 Approximate Gross Internal Area
 Main House = 88 Sq M/936 Sq Ft
 Outbuilding = 3 Sq M/34 Sq Ft
 Total = 91 Sq M/970 Sq Ft



Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but most satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	84
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	