

# Town & Country

Estate & Letting Agents

Meadow Rise, Llay, Wrexham

£265,000



Situated within a quiet cul-de-sac in the perennially popular village, this beautifully presented detached home should be viewed to be appreciated as it is presented to a high standard throughout. With the benefit of gas central heating, along with UPVC double glazing the property comprises an entrance hall, living room, dining room, conservatory, kitchen and an inner hall with doors off opening to the cloakroom, WC and utility room, complete the ground floor accommodation. The first floor landing offers access to three bedrooms and an attractive contemporary bathroom suite. Externally to the front of the property is a golden gravel garden planted with shrubs alongside brick block, off-road parking for two cars positioned to the front of a single garage. Timber gated side access leads to a beautifully tended rear garden laid to lawn with timber sleeper borders and beds which are planted with a plethora of plants and shrubs.

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## Externally Front

To the front of the property is brick block off-road parking for two vehicles positioned in front of the garage door. Alongside is a low maintenance, golden gravel garden with shrubs. Timber gated side access leads to the rear garden. Directly in front of the main access door is a storm porch.



## Entrance Hall

13'6 x 5'7

Composite and double glazed front door opens to ceramic tiled flooring, a radiator, stairs off rising to the first floor accommodation, a door opening to the living room and a glazed door opening to the kitchen



## Living Room

16'2 x 11'6

With timber laminate flooring, a window to the front elevation, a radiator and an arched through way leading to the dining room.



## Dining Room

10'2 x 9'6

With a continuation of the timber laminate flooring flowing from the living room to a dining room, with a radiator, a service hatch from the kitchen and a UPVC double glazed patio door opening to the conservatory.



## Conservatory

13'2 x 11'5

Constructed of a low brick wall and UPVC double glazed frame. With ceramic tile floor, a radiator and French doors opening to the rear garden.



## Kitchen

11'1 x 10'1

Installed with attractive woodgrain effect wall, base and drawer units with ample woodgrain effect work surface space housing a stainless

steel single drainer sink unit with mixer tap and tiled splashback and space for a range cooker. ceramic tiled floor, a window facing the rear elevation, radiator and door opening to the inner hallway

## Inner Hallway

Windows off opening to the cloakroom WC and utility room and having a ceramic towel floor.



## Cloakroom WC

Installed with a white dual flush low level WC, along with a wash hand basin with mixer tap fully tiled walls, ceramic tiled floor and an opaque window to the side elevation



## Utility room

7'5 x 7'

With a base unit matching those in the kitchen and housing a resin one and a half bowl sink unit with mixer tap and tiled splashback. Ample work surface space below which is space and plumbing for a washing machine and dryer. The flooring is ceramic tiled, there is a wall mounted Worcester combination boiler, a radiator and a window and UPVC double glazed back door space the rear garden.

## First Floor Landing

Having an opaque window facing the side elevation, access to the loft, built in shelved store cupboard and doors off opening to the bathroom and all three bedrooms.

## Bedroom One

12'8 x 12'6

Having a window to the front elevation with a radiator below.



screen, a dual flush low level WC wash hand basin with vanity unit and mixer tap, chrome heated towel rail, fully tiled walls and an opaque window facing the rear elevation.



range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones 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 Wrexham office on 01978 291345.

Gary Jones 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. Approval No. H110624

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## Bedroom Two

12'8 x 8'6

With a radiator to the rear elevation and radiator below.



## Garden

A beautifully presented rear garden with a central lawn area with sleeper borders and flowerbeds, well stocked slate chip pathways, a pergola and timber shed. There is also external water supply.



## Additional Information

We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended for guidance purposes only.

## Bedroom Three

9'8 x 8';8 max

Window to the front elevation with radiator below.



## Garage

The garage is accessed by an up and over garage door, with pitched roof storage, power supply and lighting.

## Services

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

## Viewings

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

## To Make an Offer

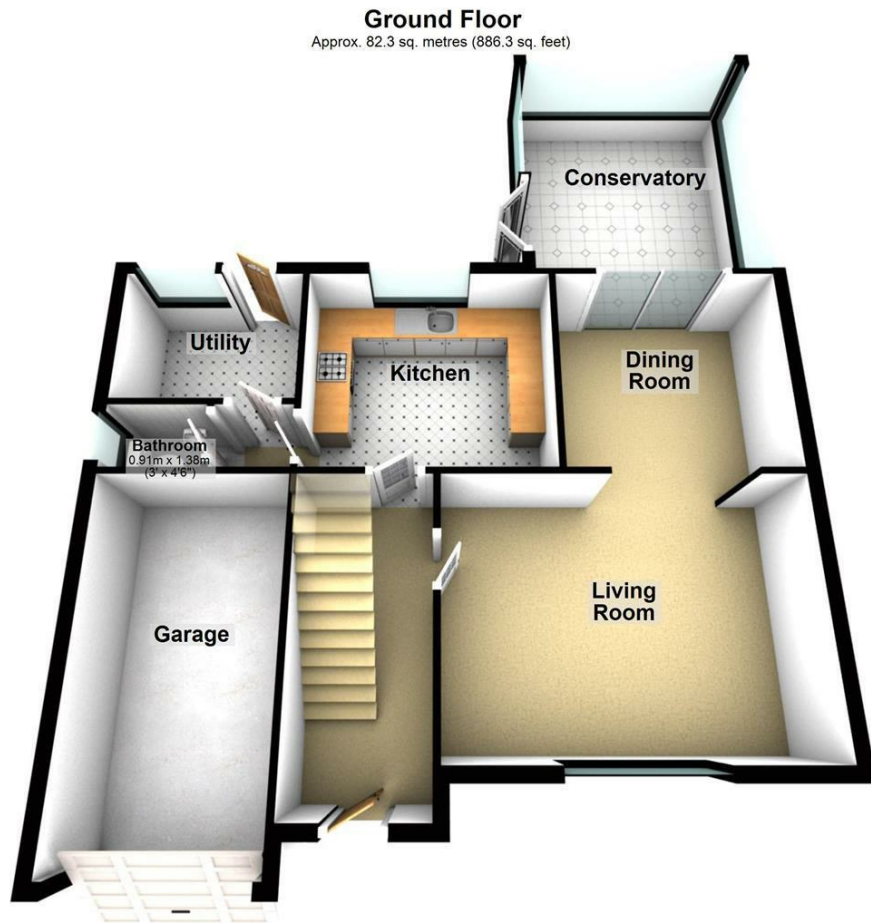
If you would like to make an offer, please contact a member of our team who will assist you further.

## Mortgage Advice

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full

## Bathroom

Installed with an attractive contemporary white suite, comprising a panel bath with waterfall mixer tap and fixed overhead thermostatic shower along with protective



Total area: approx. 129.0 sq. metres (1388.1 sq. feet)

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 must 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
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	