

# Town & Country

Estate & Letting Agents

Ffordd Morgan, Llay

£170,000



Located in the popular village of Llay with easy access to a wealth of local amenities and motorway networks into Wrexham Chester and Mold this three bedroom detached property is in need of a degree of cosmetic modernisation. The property benefits from gas central heating and double glazing and in brief comprises of an entrance hall, a living room, a kitchen/dining room, a first floor landing, three bedrooms and a bathroom. A brick block driveway provides off road parking and leading to a detached prefabricated garage.

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## ENTRANCE HALL

8'9"×5'8"

A UPVC double glazed front door opens to an entrance hall with a radiator and stairs rising to the first floor accommodation.



## LIVING ROOM

13'3"×13'8"

The living room features a window facing the front elevation, a radiator and double doors that open to the kitchen/dining room.



## KITCHEN/DINING ROOM

16'9"×8'4"

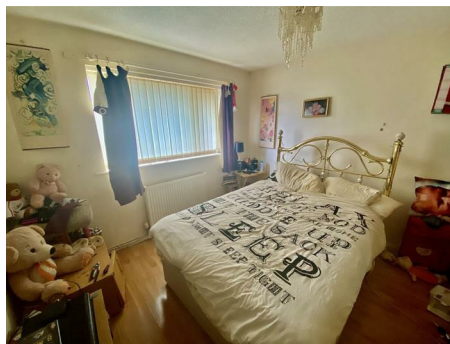
The kitchen is fitted with a range of wall and drawer units with a work surface space that houses a stainless steel one and a half sink unit. Other features of the kitchen include space and plumbing for a washing machine, a ceramically tiled floor, a built in cupboard, an under the stairs storage unit that houses a gas Worcester combination boiler Installed in 2024. A UPVC double glazed door opens to the side of the property and

UPVC double glazed French doors open to the rear garden.



## FIRST FLOOR LANDING

The first floor landing features a window that faces the side elevation, access to the loft and doors opening to all three bedrooms and the bathroom.



## BEDROOM ONE

11'3"×10'5"

This room features a window that faces the front elevation and a radiator.



## BEDROOM TWO

10'5"×10 feet.

This room features a window that faces the rear elevation, a radiator and fitted wardrobes.

## BEDROOM THREE

7'8"×6'3"

This room features a window that faces the front elevation and a radiator.



## BATHROOM

5'8"×6'2"

The bathroom is installed with a low level W/C, tiled walls, a ceramically tiled floor and an opaque window that faces the rear elevation.



## OUTSIDE

The outside of the property features a lawned garden to the front and an external light and a brick block driveway leading alongside the property to the rear garden and garage. The rear garden is brick block and gravelled enclosed by fence panels with a prefabricated detached garage with double timber doors and a security light.

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

## Services

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

## 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.

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.

