

# Town & Country

Estate & Letting Agents

Forest Road, Llay, Wrexham

£359,950



Located in an enviable position within this popular village, this light and spacious detached home enjoys the benefits of gas central heating along with UPVC double glazing and in brief comprises an entrance hall, sitting room, a living room with an open thruway to a kitchen diner with utility room off and a first floor landing which offers access to a bathroom, shower room and all four bedrooms, the principle of which enjoys ensuite facilities. Externally the property sits on the corner position with gardens to the front (the rear garden enjoying a southerly facing orientation), with ample off-road parking position to the front of a double garage.

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## Entrance hall

13'4 x 5'5

The property is entered through a timber panel and glazed front door with timber double glaze side panel which opens to woodgrain affect ceramic tile flooring, a radiator, stairs off rising to the first floor accommodation with storage cupboards below and glazed doors off opening to the sitting room and living room.



## Sitting room

15'1 x 13'1

Currently utilised as office space/gym this double aspect room both one window to the front elevation two windows to the side elevation, a radiator and timber flooring.



## Living room

13'3 x 10'7

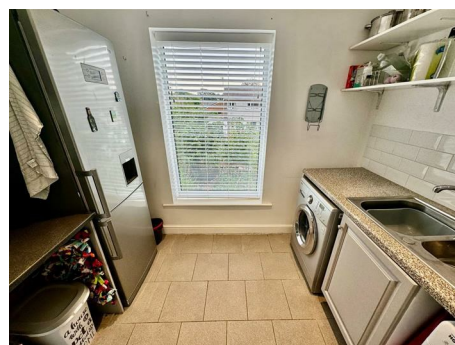
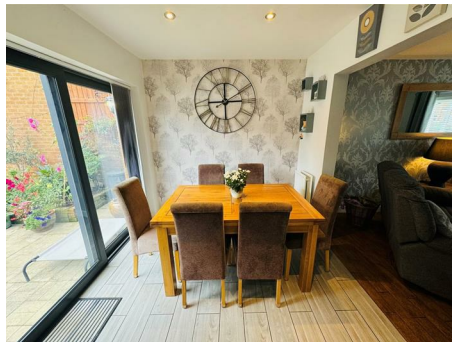
With a continuation of the wood grain affect ceramic tile flooring, a window to the front elevation with a radiator below and open through way into the kitchen/dining room.



## Kitchen/dining room

24 x 7'3

With grey wood grain affect ceramic tile flooring throughout along with a radiator and patio door opening to the rear garden off the dining area and the kitchen space being fitted with arrange contemporary wall base and drawer units complimented by stainless steel handles and grey wood grain affect work surfaces with an integrated stainless steel and a half bowl sink unit with mixer tap and tiled splashback . Within the units is an integrated dishwasher there is space for a range cooker with an extractor hood above housing for a tall fridge freezer, recessed downlights within the ceiling, a window looking out over the rear garden and a glazed doorway open to the utility room.



## Utility room

9 x 7'2

Fitted base unit and shelving, ceramic tiled floor, space and plumbing for a washing machine and dishwasher, recessed downlights set within the ceiling and a window facing the side elevation.

## First floor landing

Having access to the loft and doors off to all four bedrooms, the bathroom and shower room.



## Bedroom one

13'8 x 13'5

With timber laminate flooring, a modern tower style radiator and a double aspect room with windows to front and side elevations along with the door opening to the ensuite bathroom.



## Ensuite bathroom

6'6 x 7'5

Installed with an L shaped panel bath with mixer tap and Yule head thermostatic shower along with protective screen above and vanity unit and countertop mounted wash basin with mixer tap fully tiled wall with chrome heated towel rail recessed downlights within the ceiling and window facing the front elevation.



## Bedroom two

11 x 7'10

With a window facing the front elevation, a radiator, timber flooring and a built-in double wardrobe with sliding mirror doors.



**Bedroom three**

10 x 8'3

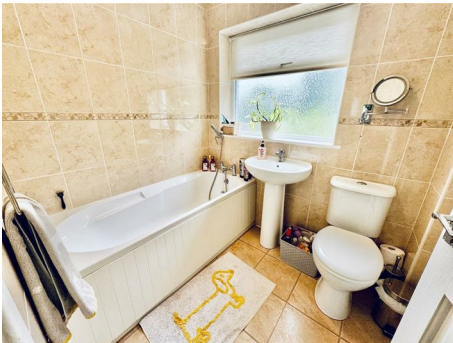
With a window to the rear elevation with a radiator below built in double wardrobe and airing cupboard.



**Bedroom four**

7'3 x 10'8

A double aspect bedroom with a window to the rear elevation and side elevation along with a radiator.



**Bathroom**

6'2 x 5'4

Installed with modern white suite comprising a bath with mixer tap and shower extension, a dual flush low level WC, a pedestal wash basin, fully tiled walls, radiator and opaque window to the rear elevation.



**Shower room**

5'4 x 5'6

Installed with a quarter shower enclosure with electric shower, a dual flush low level WC, vanity unit with wash hand basin and fully tiled walls with chrome towel rail and window to the rear elevation.



**Externally**

The property sits on an elevated corner plot with a gravelled and shrub front garden along with a lawn garden and hedging, vegetable garden and greenhouse to the side and a pathway leading to the rear garden.

Gated access opens to a southerly facing rear garden which is low maintenance with artificial lawn brick block patio areas, ornamental pond and well stocked raised flowerbeds along with two timber sheds.

To the rear of the property is ample off-road parking for several vehicles and a detached double garage.



**Garage**

17'2 x 17

With power and light and two sets of double timber doors.



**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

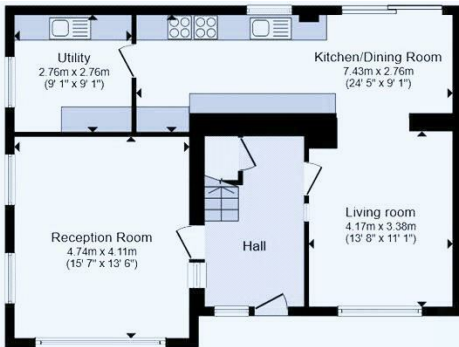
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**

**Services**

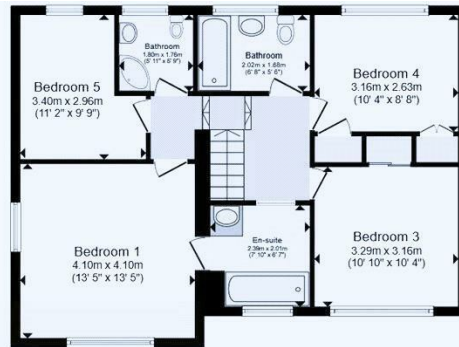
The agents have not tested any of the appliances listed in the particulars.

**Additional Information**

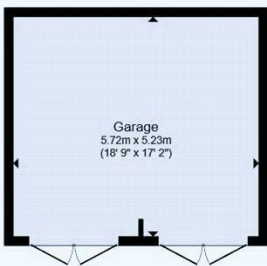
We would like to point out that all measurements, floor plans and photographs are for guidance purposes only (photographs may be taken with a wide angled/zoom lens), and dimensions, shapes and precise locations may differ to those set out in these sales particulars which are approximate and intended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



**Ground Floor**



**First Floor**



**Garage**

Total floor area 177.0 m<sup>2</sup> (1,906 sq.ft.) approx  
 This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		68	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.