

Town & Country

Estate & Letting Agents

Ffordd Morgan, Llay, Wrexham

£225,000



Situated within a quiet cul-de-sac in this popular village on the outskirts of Wrexham offering easy access to both Wrexham and Chester as well as local motorway networks and a host of day today facilities, this extended three bedroom semi detached property benefiting from UPVC double glazing, gas central heating and solar panels has recently undergone a program of modernisation. With beautifully presented internal accommodation comprising an entrance hall, a living room, and extended L shaped kitchen/dining room fitted with a range of beautiful contemporary wall, base and drawer units and the first floor landing offers access to three bedrooms and to a stunning white bathroom suite. Externally to the front of the property is a gravel garden with the driveway running along the side of the property beneath the carport and leading to an oversized detached garage. The rear garden has paved patio area, is partially artificial lawned and partially grass lawn and is bordered by timber fence panels.

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Externally Front

To the front of the property is a gravel front garden with a driveway running along the side of the property beneath the carport with lights and leading to the oversized detached garage and rear garden.

Entrance Hall

The property is entered through an opaque UPVC double glazed front door which opens to an entrance hall with a radiator, timber laminate flooring, stairs off rising to the first floor accommodation with a light oak banister.

Living Room

14' x 13'3

With a continuation of the laminate flooring from the entrance hall to a living room with a window facing the front elevation, a radiator below and a light oak veneer internal door opening to the kitchen/dining room

Kitchen/ Dining Room

16'5 x 16'2

Once more the laminate flooring continues in from the living room and flows into an L shaped kitchen/dining room fitted with a range of beautiful contemporary wall, base and drawer units which are complimented by woodgrain effect work surfaces incorporating a breakfast bar and housing a resin one and a half bowl sink unit with adjustable mixer taps. Integrated appliances include an electric hob with an extractor hood above, stainless steel oven, fridge/freezer and there is space and plumbing for both a washing machine and dishwasher. There is a storage cupboard under the stairs as well as windows facing the rear and side elevations, a UPVC double glazed door

opening to the side elevation and a patio door opening to the rear garden, there is a radiator and recessed downlights are set within the ceiling.

First Floor Landing

With a window facing the side elevation, a light oak banister with glass balustrades access to the loft and light oak veneer doors off opening to the bedrooms, bathroom and to a storage cupboard housing the ideal logic gas Combi boiler.

Bedroom One

9'7 x 12'6

With wood grain effect laminate flooring, a window facing the front elevation with the radiator below and recessed downlighting within the ceiling.

Bedroom Two

9'7 x 9'6

Also with wood grain effect laminate flooring with a window facing the rear elevation and a radiator.

Bedroom Three

8'3 x 6'2

With wood grain effect linoleum flooring and having a window facing the front elevation with the radiator below.

Bathroom

6'2 x 5'5

The bathroom is installed with a stunning contemporary white suite comprising an L-shaped panelled bath with protective screen and black dual head thermostatic shower and mixer tap, woodgrain effect vanity unit with countertop mounted wash hand basin with black mixer tap, dual flush low-level WC with matching woodgrain effect cistern cover with partially tiled wood grain effect walls, a modern tower radiator, and opaque window to the rear

elevation and recessed downlights within the ceiling.

Garage

A detached oversized single garage with an up and over garage door to the front, a UPVC double glazed window to the side and timber side access door and having power and light.

Rear Garden

Side access leads to a rear garden with a paved patio area with external lights, and artificial lawn which continues into a gravel area to the rear enclosed by a series of fence panels.

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 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.

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.

