

Town & Country

Estate & Letting Agents

St. Martins Mews, Llay, Wrexham

£159,950



Tucked away in a quiet cul-de-sac in this popular village, close to schools, amenities, and excellent transport links to Wrexham, Chester, and beyond, this fully refurbished two-bedroom semi-detached home is offered with no onward chain. Features include UPVC double glazing, a new kitchen/dining room, modern bathroom, and off-road parking. The enclosed rear garden is low maintenance with gated side access.

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DESCRIPTION

Situated in a quiet cul-de-sac within this popular village, close to local schools and amenities, as well as access to Wrexham, Chester, and motorway links, this two-bedroom semi-detached property has recently undergone full modernisation and refurbishment. Offered with no onward chain and benefiting from UPVC double glazing, the accommodation comprises an entrance porch, living room, brand-new fitted kitchen/dining room, and first-floor landing giving access to two bedrooms and a newly fitted bathroom. Outside, the front offers brick block off-road parking with gated side access to an enclosed, low-maintenance rear garden.



LOCATION

Llay is a popular and well-established village just a short drive from Wrexham, offering a great mix of countryside charm and everyday convenience. With a range of local amenities, schools, parks, and excellent transport links—including easy access to Chester and the A483—Llay is ideal for families, professionals, and those seeking a welcoming community with a semi-rural feel.

ENTRANCE PORCH

5'5 x 4'5

The property is entered via a leaded double-glazed UPVC front door, opening into an entrance porch with an opaque

window to the front elevation, exposed brickwork, and a partially glazed door leading into the living room.



LIVING ROOM

13'9 x 13'9

Featuring a window to the front elevation, two electric wall heaters, and stairs with spindle balustrades rising to the first-floor accommodation. There is a storage cupboard beneath the stairs, and a doorway leads into the kitchen/dining room.



KITCHEN/DINING ROOM

13'9 x 9'10

Fitted with a range of brand-new wall, base, and drawer units in a contemporary style, complemented by stainless steel handles and attractive work surfaces. The kitchen includes a stainless steel single drainer sink with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, electric hob, and extractor hood. There is space and plumbing for a washing machine, an

electric wall heater, recessed ceiling downlights, a window to the rear elevation, and a double-glazed UPVC door opening into the rear garden.

FIRST FLOOR LANDING

With access to the loft, a built-in cupboard housing the pressurised hot water cylinder, and doors leading to the bathroom and both bedrooms.



BATHROOM

6'3 x 6'1

Fitted with a new white three-piece suite comprising a panelled bath with mixer tap, electric shower, and protective screen, a dual-flush low-level WC, and a pedestal wash basin. Fully panelled walls, an electric heated towel rail, extractor fan, and an opaque window to the rear elevation complete the space.



BEDROOM ONE

13'9 x 10'5 (max)

Includes a deep built-in storage cupboard over the stairs, a window to the front elevation, and an electric wall heater.



BEDROOM TWO

12'5 x 7'8 (max)

With a window to the rear elevation and an electric wall heater.



EXTERNALLY

To the front of the property is brick block off-road parking, a small lawned garden, and a timber shed. A timber side gate provides access to the rear garden. An outside light is positioned to the left of the front door. Accessed via the timber side gate, the low-maintenance rear garden features paved, gravel, and artificial lawn areas, along with a decked patio and timber shed. The garden is enclosed by timber fence panels and includes an outside light and water supply.

Services (Wrexham)

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

TENURE: Freehold

Council Tax: Band C - £1949

Viewings (Wrexham)

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

To Make an Offer (Wrexham)

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

Mortgage Advice (Wrexham)

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.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 