

Town & Country

Estate & Letting Agents

Hunters Way, Llay, Wrexham

Offers Over £175,000



Set on a generous fan-shaped corner plot in a popular village, this three-bedroom semi-detached home with annex offers flexible living. The main house features gas central heating, Georgian-style UPVC double glazing, a living room, kitchen, orangery, and three bedrooms with a family bathroom upstairs.

The self-contained annex includes a living/bedroom, kitchen, and spacious wet room—ideal for extended family or guests. Outside, the property offers golden gravel gardens, gated off-road parking, and a low-maintenance rear garden with patio, shed, summer house, and UPVC outbuilding.

**** EV Car charger to exterior ****

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DESCRIPTION

Nestled on a generously sized, fan-shaped corner plot within a sought-after village location, this well-maintained three-bedroom semi-detached home with a self-contained annex offers flexible living ideal for families, multi-generational households, or those seeking additional income potential. The main residence features gas central heating, Georgian-style UPVC double glazing, and well-proportioned accommodation comprising an entrance hall, a characterful living room with cast-iron fireplace, a fitted kitchen, and a bright orangery overlooking the rear garden. Upstairs, the property offers three bedrooms and a stylish family bathroom with a roll-top bath.

The detached annex includes a private entrance, kitchen, large wet room (installed in 2024), and a comfortable living/bedroom area—perfect for guests, extended family, or independent living.

Externally, the property is surrounded by low-maintenance golden gravel gardens, with gated off-road parking, a rear brick block patio, artificial lawn, timber shed, UPVC outbuilding, and a fully insulated summer house ideal for work or leisure.

This is a unique opportunity to purchase a versatile home in a convenient location with access to local amenities, schools, and transport links.



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 HALL

The property is accessed via an ornate timber front door

with leaded glazing, opening into a hallway with timber-effect laminate flooring, a radiator, and a staircase with spindle balustrade leading to the first floor.



LIVING ROOM

13'4 x 11'7

Featuring wood grain laminate flooring, a radiator, and a front-facing window, this room includes a textured and coved ceiling, partially panelled walls, and a cast-iron fireplace set within an ornate surround. Double doors lead through to the kitchen.



KITCHEN

9'7 x 8'5

Fitted with a base unit topped with solid wood work surfaces incorporating a Belfast sink and adjustable mixer tap, the kitchen also features partially tiled walls, a radiator, and a stable-style door leading to the orangery.

ORANGERY

9'4 x 9'4

Featuring wood grain laminate flooring, windows to the rear and side elevations, an integrated glazed door, and a UPVC panelled ceiling.

FIRST FLOOR LANDING

Benefitting from a side-facing window, loft access, and doors leading to the bathroom and all three bedrooms.



BATHROOM

6'5 x 5'4

Fitted with a roll-top bath featuring claw feet and a traditional mixer tap with handheld shower attachment, complemented by an electric shower overhead. Also includes a dual flush low-level WC, a wash hand basin, tiled walls, and an opaque window to the rear elevation.



BEDROOM ONE

11'4 x 11'4

Featuring wood grain effect laminate flooring, a front-facing window with a radiator beneath, and fitted with a range of sliding door wardrobes, including a mirrored panel, along with a built-in corner cupboard with shelving.



BEDROOM TWO

13'2 x 8'6

Boasting wood grain laminate flooring, built-in cupboards and wardrobes, a window overlooking the rear elevation, and a radiator.

BEDROOM THREE

9'6 x 7'4

Featuring wood grain laminate flooring, built-in cupboards and wardrobes, a window overlooking the rear elevation, and a radiator.

ANNEX ENTRANCE HALL

4'9 x 4'6

With doors leading to the kitchen, bathroom, and wet room.



ANNEX KITCHEN

12 x 3'7

Contains a wall-mounted Worcester gas combination boiler (installed in 2024), a fitted base unit with a stainless steel single drainer sink, a window facing the front elevation, and plumbing for a washing machine.



ANNEX WET ROOM

10'1 x 8'4

Partially tiled walls featuring a recently installed wall-mounted electric shower, dual flush low-level WC, and wash hand basin, complemented by a radiator, extractor fan, and an opaque window to the side elevation.

ANNEX BEDROOM

10'1 x 8'4

Featuring a window overlooking the rear garden and a radiator.



EXTERNALLY

At the front, a timber gate provides access to ample off-road parking and a fan-shaped plot mainly covered with golden gravel. The rear garden features gated access leading to a brick block patio and pathway, alongside an artificial lawn.



SUMMERHOUSE

9'5 x 6'8

An insulated summer house featuring a glass skylight and two windows overlooking the front elevation, accessed via glazed double French doors.



OUTBUILDING

6'8 x 4

PVC panelled with power.

TIMBER SHED

9 x 6

Featuring windows on the side elevation.

Addendum

Property is a non-conventional build

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.

** EV Car charger to exterior **



Total floor area 108.5 m² (1,168 sq.ft.) approx.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.localagent.com

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	65	75
		EU Directive 2002/91/EC

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