

Town & Country

Estate & Letting Agents

Treweryn Close, Llay, Wrexham

£250,000



Tucked away in a quiet cul-de-sac on a generous plot, this extended three-bedroom semi-detached home benefits from UPVC double glazing and a recently installed Worcester gas combination boiler. The ground floor offers a storm porch, spacious living room, and a modern fitted kitchen that flows into a large sitting room with log burner and bifold doors to the rear garden. A side hallway leads to a ground-floor shower room. Upstairs are three bedrooms and a contemporary three-piece bathroom. Outside, extensive brick-block parking and composite gates provide access to the oversized detached garage, timber sheds, and a large rear garden predominantly laid to lawn with mature borders and fencing.

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DESCRIPTION

An extended three-bedroom semi-detached house set in a quiet cul-de-sac. The home offers a living room, modern kitchen, large sitting room, ground-floor shower room, three first-floor bedrooms and a contemporary bathroom. Outside are generous front and side areas with ample brick-block off-road parking, composite gates, an oversized detached garage, and a sizeable rear garden with lawn and patio. The property includes UPVC double glazing and a recently installed Worcester gas combination boiler.



LOCATION

Treweryn Close is a residential cul-de-sac in the village of Llay, Wrexham. The area offers local shops, schools and everyday amenities, with Alyn Waters Country Park nearby for green space and recreation. Llay provides convenient road links to Wrexham, Chester and the wider region.



EXTERNALLY

At the front of the property there is brick-block off-road parking and a gravel garden. A storm porch with an exterior light sits by the front door. To the right-hand side, double and single composite gates open to

additional brick-block parking and give access to the side of the house, where you'll find a detached oversized garage, two timber sheds, an external electric-vehicle charging point, and an outside light. Two timber sheds, a wood store, and expansive gardens mainly laid to lawn with a composite and paved patio area. Mature shrub borders, timber fencing, and conifer hedging provide privacy.



LIVING ROOM

16'5" x 13'4"

An opaque UPVC double-glazed door opens to grey, light-wood-grain laminate flooring. A front-facing window with a radiator beneath provides natural light. A light-oak veneer door leads to the stairwell, and another opaque light-oak door opens to the kitchen.



FIRST FLOOR LANDING

Features a side-elevation window, banister with spindle balustrades, access to the loft, and light-oak veneer doors leading to the bathroom and three bedrooms.



BATHROOM

7'9" x 6'3"

Fitted with a modern white three-piece suite: panelled bath with mixer tap, vanity unit with dual-flush low-level WC, and washbasin with mixer tap. A full-height cupboard houses a recently installed Worcester gas combination boiler. Part-panelled walls, a radiator, and a rear-facing opaque window complete the room.



BEDROOM ONE

11'2" x 9'8"

Rear-facing window with radiator below.



BEDROOM TWO

10'4" x 9'8"

Front-facing window with radiator, offering views of the hills beyond the cul-de-sac.



BEDROOM THREE

7'5" x 6'3"

Front-facing window with radiator.



KITCHEN

16'5" x 7'4"

A stylish modern kitchen with grey shaker-style wall, base, and drawer units complemented by stainless-steel handles and marble-effect worktops. Includes a one-and-a-half-bowl sink with mixer tap, integrated stainless-steel oven, microwave, hob, extractor hood, fridge-freezer, and slimline dishwasher. There is space and plumbing for a washing machine, wood-grain effect flooring, an anthracite tower radiator, under-stairs storage, and a built-in cupboard. Openings lead to the side hallway and the extended sitting room.



SITTING ROOM

15'2" x 13'6"

Continuation of the wood-grain flooring from the kitchen. Two rear-facing windows, an anthracite tower radiator, and bifold doors opening to the composite decked patio. Features a cast-iron log burner set on a granite hearth.

SIDE HALLWAY

5'5" x 4'4"

Ceramic-tiled floor, side-elevation window, door to the shower room, and a UPVC back door.



SHOWER ROOM

6'9" x 3'9"

Corner shower enclosure with electric shower, vanity unit with dual-flush low-level WC, washbasin with mixer tap and splashback panel, ceramic-tiled floor, radiator, side window, and extractor fan.



GARAGE

17'0" x 13'5"

Oversized detached garage with four-piece up-and-over electric door, windows to the rear and side, single-glazed timber side door, plus power and lighting.



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.

Services (Wrexham)

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

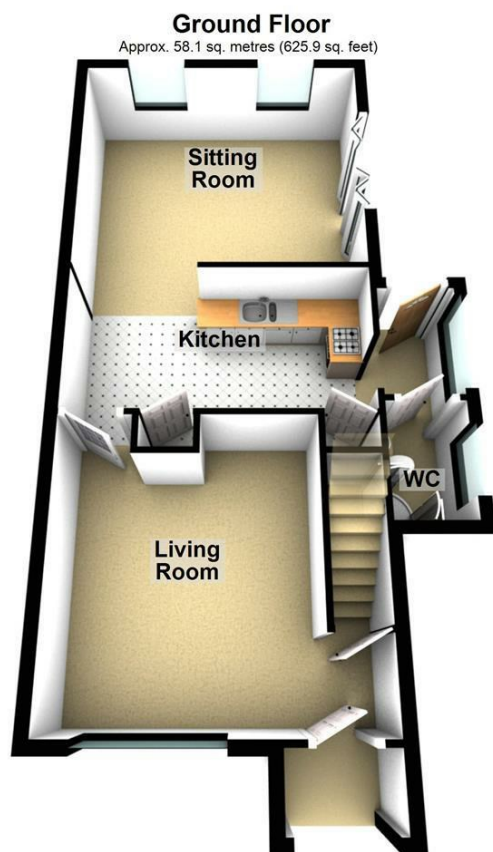
Council Tax Band - D

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.

Viewings (Wrexham)

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



Total area: approx. 86.9 sq. metres (935.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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