



33 St. Davids Crescent

, Llay, LL12 0PP

£250,000



Located within a pleasant crescent of houses in the popular village of Llay, this three bedroom semi-detached property sits on a generous size, great sized plot with beautiful rural views to the rear. Benefitting from UPVC double glazing and gas central heating via a combination boiler In brief, the property comprises an entrance hall, living room, sitting room and open plan kitchen diner with French doors, opening to the rear garden, are utility room, cloakroom, WC and a first floor landing, which offers access to all three bedrooms onto a modern white bathroom suite. Viewings come highly recommended!



Location

Llay is a small village located in the county borough of Wrexham and is situated to the west of the town itself. The village is well connected to the rest of North Wales and the North West in general with good road and public transport links to many nearby towns and cities. The area is popular with families, professionals, and retirees alike, as it offers a peaceful and friendly community, with excellent local amenities, including a primary school, shops, and pubs to mention but a few. The village is surrounded by beautiful countryside, perfect for outdoor enthusiasts as it's it's great for walking, cycling and even horse riding.

Entrance Hall 12'6 x 6'2 (3.81m x 1.88m)

UPVC double glazed door to front with opaque windows. The front door opens to exposed floorboards, with stairs rising to the first floor. An opaque window to the side elevation and internal doors opening to the utility room and living room. Radiator.

Lounge 16'0 x 11'1 (4.88m x 3.38m)

Featuring a multi-fuel stove set within an exposed brick flue and oak mantle over. Exposed floorboards. Double glazed window to front with plantation shutters. Radiator. An open throughway leads to the sitting room.

Sitting Room 9'10 x 9'4 (3.00m x 2.84m)

Exposed floorboards. Radiator. Internal door opening to the kitchen/diner.

Kitchen/Diner 15'10 x 12'1 (4.83m x 3.68m)

Fitted with a range of white base units, complimented by stainless steel handles and ample worksurfaces. 1 & 1/2 resin sink unit with a mixer tap and tiled splashbacks. Space for a range cooker with a fitted extractor hood above. Ample space for dining table and chairs. Inset spotlights. Double glazed window to the side elevation and UPVC double glazed doors open to the rear garden.

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Utility 9'10 x 4'10 (3.00m x 1.47m)

Fitted with wall units and base units. Space for dryer and plumbing for washing machine with worksurface above. Exposed floorboards.

Cloakroom

Installed with; dual flush, low-level W/C. Pedestal wash hand basin with the tiled splashback. Exposed floorboards. Recess downlights within the ceiling. Extractor fan. Radiator.

First Floor Landing

Loft access. Exposed floorboards. Double glazed window to side. Doors to:

Bedroom One 13'0 x 8'4 (3.96m x 2.54m)

Fitted with a range of wardrobes and sliding doors. Exposed floorboards. Double glazed window to rear with views over the fields beyond. Radiator.

Bedroom Two 12'10 x 9'7 (3.91m x 2.92m)

Built-in corner cupboard. Exposed floorboards. Double glazed window to front with fitted plantation shutters. Radiator.

Bedroom Three 9'6 x 7'6 max (2.90m x 2.29m max)

Exposed floorboards. Double glazed window to front with plantation shutters. Radiator.

Bathroom

Jewel flush low level W/C. Pedestal wash hand basin with mixer tap. L-shaped panel enclosed bath with dual thermostatic shower above. Heated towel rail. Part tiled walls. Double glazed opaque window to rear.

Front Garden

With a small lawn garden, boarded by hedging, ample off-road parking for several vehicles offering access to the garage and side access to the rear garden.

Rear Garden

With a paved patio area with a wooden border, a generous size lawn and garden looking out onto fields at the rear and enclosed by a combination of fence panels and hedging. There is a detached timber built summerhouse/office with power.

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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 the office and one of the team will assist you further.

Services (Wrexham)

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

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.

Hours of Business (Wrexham)

Monday to Friday - 8:30am - 5:30pm

Saturday - 9:00am - 4:00pm

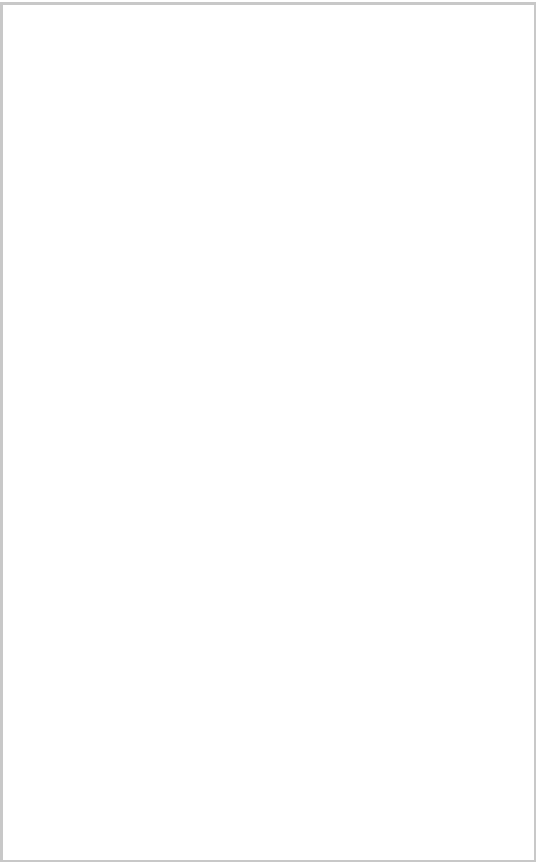
Additional Information (Wrexham)

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.

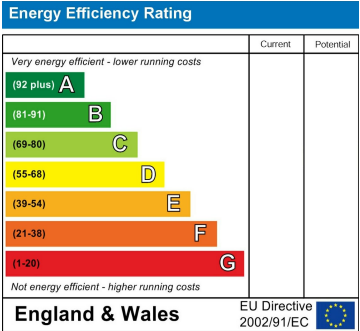
Area Map



Floor Plans



Energy Efficiency Graph



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