

# Town & Country

Estate & Letting Agents

Second Avenue, Llay, Wrexham

£210,000



This well-presented three-bedroom home offers stylish living with a welcoming hall, spacious reception rooms and a modern four-piece bathroom. Outside, there is ample parking to the front and a low-maintenance rear garden with patio, summer house and garage. An ideal choice for families or professionals alike.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## DESCRIPTION

This beautifully presented three-bedroom home offers stylish and practical living in a sought-after location. The property features a welcoming entrance hall, spacious living and dining areas with modern finishes, and a contemporary four-piece family bathroom. Externally, it boasts ample off-road parking to the front, while the low-maintenance rear garden includes a patio, timber summer house, and a prefabricated garage. Perfectly suited for families or professionals, this home combines comfort, convenience, and kerb appeal.



## LOCATION

Llay is a well-connected village just north of Wrexham, offering a friendly community atmosphere with excellent local amenities. Surrounded by green spaces, including the popular Alyn Waters Country Park, it provides plenty of opportunities for outdoor leisure. With schools, shops, and transport links nearby, Llay combines village charm with convenient access to Wrexham and Chester.



## ENTRANCE HALL

The property is entered through an opaque UPVC double-glazed front door, which opens into an entrance hall with wood-grain effect laminate flooring, a radiator, and an archway leading into the kitchen. Partially glazed doors open to the living room and dining room. Stairs rise to the first-floor accommodation, with a door opening to an under-stairs area that offers space and plumbing for a washing machine, along with space for a dryer.



## DINING ROOM

11'8 x 8'8

With wood-grain effect laminate flooring flowing in from the entrance hall, the dining room includes a radiator and UPVC double-glazed French doors opening onto the rear garden.



## KITCHEN

16'5 x 9'7

The kitchen is fitted with an array of attractive grey contemporary wall, base and drawer units with complementary handles, together with an island unit. It includes an integrated hob with extractor hood above, space for an American-style fridge freezer, and an integrated dishwasher. A front-facing window, radiator, and French doors opening onto the rear garden complete the space.



## LIVING ROOM

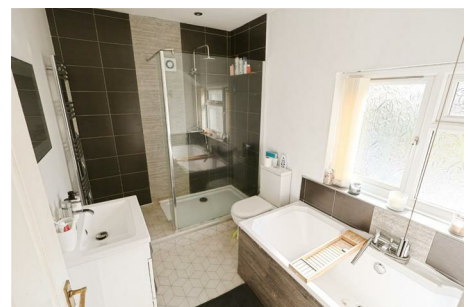
13'8 x 10'6

Featuring wood-grain effect laminate flooring, a front-facing window with a radiator below, and a media wall with provision for a wall-mounted television, shelving, and spotlights.



## FIRST-FLOOR LANDING

With windows to both the front and rear elevations, a banister with spindle balustrades, a radiator, and doors opening to the bathroom and all three bedrooms.



## BATHROOM

10'4 x 6'2

Installed with a modern white four-piece suite comprising a panelled bath with central mixer tap and handheld shower attachment, an oversized shower enclosure with thermostatic shower, a dual-flush low-level WC, and a vanity unit housing a wash basin with mixer tap. The walls are partially tiled, complemented by a chrome heated towel rail and an opaque

window to the front elevation. The ceiling features two recessed downlights.



## BEDROOM ONE

13'8 x 10'3

With wood-grain effect laminate flooring, a front-facing window with radiator below, and two sets of fitted double wardrobes.



## BEDROOM TWO

11'8 x 8'9

With a rear-facing window and radiator below.



## BEDROOM THREE

8'8 x 9'0

With a rear-facing window and radiator.



## EXTERNALLY

To the front of the property is a golden gravel garden providing ample off-road parking, with a canopy porch above the front door. The rear garden is designed for low maintenance, featuring paved pathways, a patio area, a timber summer house, and a prefabricated garage with an up-and-over door. Timber side access, external lighting, and a water supply are also provided.

## GARAGE

21' x 14'6

A large garage with power & lights and an up & over door.

## Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C - £1,949.00

## 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)

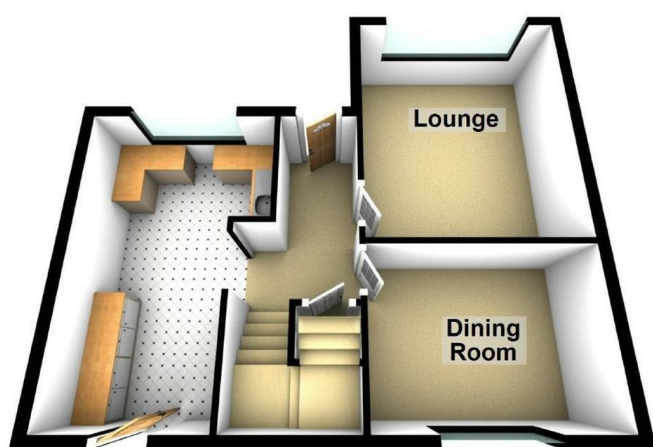
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies 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.

Ground Floor



First Floor



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		
	72	84
England & Wales	EU Directive 2002/91/EC	