

# Town & Country

Estate & Letting Agents

Nant Y Gaer Road, Llay

£160,000



A refurbished three bedroom semi-detached property situated in the popular village of Llay. Briefly comprising of an entrance hall, lounge, kitchen/diner, cloakroom and w/c to the ground floor with; three bedrooms and a family bathroom to the first floor. Externally there is a lawned area to the front with driveway leading to a gravelled and lawned area. This property is a superb purchase for first time buyers and investors and is offered with no onward chain!

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

**TEL: 01978 291345**

## Entrance

Composite door to front entrance hall. Stairs to first floor. Vinyl flooring. Doors to:

## Lounge

15'10" x 10'10"

Wall lights. Double glazed window to front. Radiator. French doors to rear garden.

## Kitchen/Diner

15'5" x 7'7"

Fitted with a range of wall, base and drawer units with complementary work surfaces. 1 & ½ bowl sink unit and drainer with splashback tiling. Integrated fan oven with induction hob. Space for washing machine. Space for fridge-freezer. Vinyl flooring. Double glazed windows to front and rear. Door to side with access to rear. Radiator.

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## Storage Area

5'4" x 2'1"

Window to rear.

## Cloakroom

Low level W/C. Double glazed window to front.

## Landing

Doors to:

## Bedroom One

13'11" x 7'2"

Double glazed window to front. Radiator.

## Bedroom Two

10'6" x 8'10"

Cupboard housing boiler. Double glazed window to front. Radiator.

## Bedroom Three

7'11" x 7'8"

Double glazed window to rear. Radiator.

## Bathroom

10'6" x 5'9"

Low level W/C. Pedestal wash hand basin. Panel enclosed bath with shower attachment over. Part tiled walls. Vinyl flooring. Radiator.

## Outside

Driveway to front providing ample off-road parking. Lawned garden with perimeter fencing.

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## Viewings

Strictly by prior appointment with Town & Country Wrexham I.E.A. On 01978 291345

## To Make an Offer

If you would like to make an offer please contact the Office and one of the Team will assist you further.

## Services

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

## Mortgage Advice

Town and Country Property Services 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

Monday to Friday - 8:30am - 5:30pm  
Saturday - 9:00am - 4:00pm

## 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. Unless informed otherwise by the vendor, this property is marketed under the assumption it is freehold.



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.

