

Town & Country

Estate & Letting Agents

New House Avenue, Llay, Wrexham

£240,000



A well-presented three-bedroom semi-detached home on a generous corner plot with extensive parking, modern kitchen, utility room, spacious living areas, large rear garden, summer house, and detached double garage. Situated in a popular village close to Wrexham and excellent transport links.

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DESCRIPTION

Situated on a large corner plot at the entrance to a cul-de-sac within this popular village, the property offers easy access to Wrexham, major transport routes, and a wide range of local amenities. This well-presented three-bedroom semi-detached home benefits from gas central heating and UPVC double glazing, with accommodation comprising an entrance hall with cloakroom WC, a modern gloss-white fitted kitchen with utility room, a living room opening into a sitting/dining room with views of the rear garden, and a first-floor landing giving access to three bedrooms and a spacious four-piece bathroom. Externally, the property enjoys extensive off-road parking, a low-maintenance front garden, timber side access, a generous rear garden with patio, lawn, sheds, a summer house, and a detached double garage/workshop.

LOCATION

Llay is a well-regarded village situated just a short distance from Wrexham town centre. It offers an excellent range of local amenities including shops, primary schooling, pubs, parks, and leisure facilities. The area benefits from attractive countryside surroundings, good public transport links, and easy access to the A483 for commuting towards Chester, Shropshire, and the wider North West. Llay provides a pleasant balance of village community living with convenient access to major services and employment hubs.



ENTRANCE HALL

11'5 x 5'5

Entered via an opaque UPVC double-glazed front door, the hallway features ceramic tile flooring, a radiator, and stairs rising to the first floor with spindle balustrades. Light oak veneer doors provide access to the understairs storage cupboard, cloakroom WC, living room, and kitchen.



CLOAKROOM WC

Fitted with a white low-level WC, fully tiled walls, and a high-level opaque window to the side elevation.



KITCHEN

13'6 x 9'2

Fitted with an attractive range of gloss white wall, base, and drawer units complemented by dark work surfaces. These house a stainless-steel one-and-a-half bowl sink with adjustable mixer tap and tiled splashback. Integrated appliances include a stainless-steel double oven, hob, extractor hood, and fridge/freezer. A cupboard houses the Vaillant gas combination boiler. Additional features include ceramic tile flooring, a radiator, recessed ceiling downlights, and a UPVC double-glazed door opening to the utility room.



UTILITY ROOM

8'0 x 7'7

With a continuation of the ceramic tile flooring, the utility room provides space and plumbing for a washing machine, a window to the side elevation, UPVC double-glazed French doors opening into the sitting/dining room, and an opaque UPVC double-glazed door leading out to the rear garden.



LIVING ROOM

15'4 x 10'7

A window faces the front elevation with a radiator beneath. The flooring is wood-grain effect laminate, and UPVC French doors open into the sitting/dining room. The room also features a light sandstone fireplace housing a cast-iron log burner.



SITTING/DINING ROOM

13'6 x 10'8

Featuring ceramic tile flooring and windows overlooking the rear garden, with integrated French doors opening directly onto the brick-block patio area.

FIRST FLOOR LANDING

With windows to both the front and rear elevations, a radiator, loft access, and light oak veneer doors opening to all three bedrooms and the bathroom.



BATHROOM

9'8 x 5'9

Installed with a four-piece white suite comprising: a panelled bath with mixer tap, a corner shower enclosure with thermostatic shower, and a vanity unit housing a low-level WC and wash hand basin with mixer tap. The floor is ceramic tiled, the walls are fully tiled, and fittings include a chrome heated towel rail, opaque rear-facing window, and UPVC ceiling with recessed spotlights.



BEDROOM ONE

11'1 x 7'7

With a window to the rear elevation and a radiator beneath.



BEDROOM TWO

8'8 x 8'7

With wood-grain effect laminate flooring, a front-facing window with radiator below, and fitted wardrobes running along one wall with three sliding doors, one incorporating a mirrored panel.



BEDROOM THREE

10'9 x 6'9

Featuring wood-grain laminate flooring and a front-facing window with radiator beneath.



EXTERNALLY

The property sits on a generous-sized plot featuring a low-maintenance ornamental garden laid with red gravel and slate chippings. To the side is extensive brick-block off-road parking, together with additional light-chip overflow parking, both providing space for multiple vehicles. Timber side access opens into the rear garden, which includes a brick-block patio area with a canopy above for shade, a predominantly lawned garden, a large timber shed, and a smaller timber shed. There is also a summer house with its own raised decked patio area (negotiable) and a detached double garage with an additional timber shed to the rear.



DETACHED DOUBLE GARAGE

17'9 x 19'0

A detached garage/workshop currently used for storage only, fitted with power and light. There are opaque windows to both side elevations, double timber doors to the front, and a UPVC pedestrian side access door.



Services (Wrexham)

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

Tenure: Freehold

Council Tax Band C £1949.00

Viewings

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.

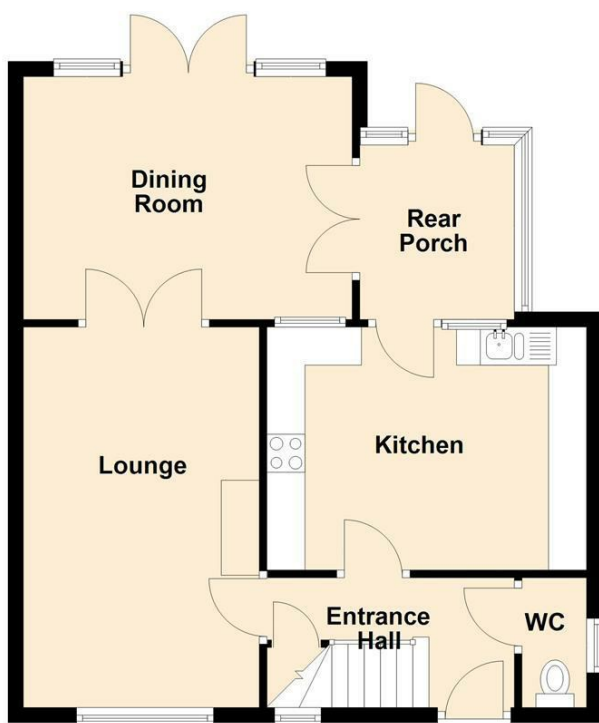
Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged.

Approval No. H110624

YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

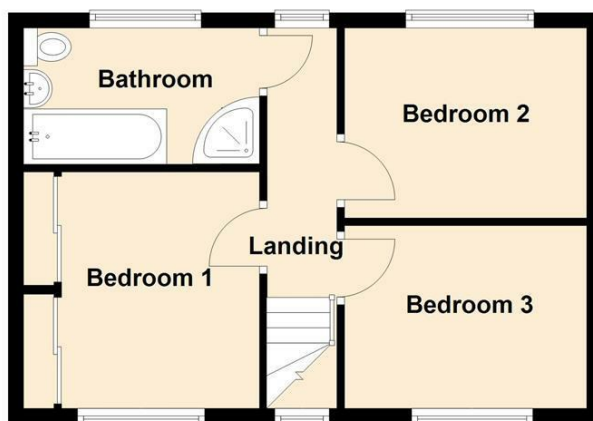
Ground Floor

Approx. 56.4 sq. metres (606.9 sq. feet)



First Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		75	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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.