Town & Country

Estate & Letting Agents

Oldham Gardens, Llay, Wrexham £285,000









Situated within a modern and sought-after development, this beautifully presented three-bedroom detached family home offers excellent access to both Wrexham and Chester, along with local amenities and transport links. The property benefits from uPVC double glazing and gas central heating, and briefly comprises: an inviting entrance hall with cloakroom WC, a double aspect living room, and a modern kitchen/dining room with integrated appliances leading to a separate utility room. To the first floor are three bedrooms, including a principal bedroom with en-suite, along with a contemporary family bathroom. Externally, the property enjoys twin off-road parking, front lawn and shrub gardens, and a well-maintained enclosed rear garden with patio and decking areas.

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DESCRIPTION

A modern three-bedroom detached home located on a popular development, offering a double aspect living room, stylish kitchen/diner with integrated appliances, utility room, en-suite to the principal bedroom, and a well-presented rear garden with patio and decking. Includes off-road parking for two vehicles.



LOCATION

Llay is a popular residential village on the outskirts of Wrexham, offering a range of local amenities including shops, schools, and healthcare facilities. The area benefits from excellent transport links to Wrexham town centre, Chester, and the wider North West road network, making it ideal for commuters while still enjoying a semi-rural setting.



ENTRANCE HALL

8'2 x 6'5

The property is entered via an opaque composite double-glazed door, opening into an entrance hall with an inset doormat well. Features include a radiator, staircase rising to the first floor, and doors leading to the cloakroom WC, living room, and kitchen/dining room.



CLOAKROOM WC

4'9 x 3'3

Fitted with a ceramic tiled floor and radiator. Comprising a dual flush low-level WC and pedestal wash hand basin with mixer tap and tiled splashback.



LIVING ROOM

18'0 x 9'8

A lovely double aspect reception room with windows to both the front and rear elevations, allowing for excellent natural light. Radiator.





KITCHEN / DINING ROOM

18'0 x 8'1

A well-appointed space with ceramic tiled flooring, radiator, and recessed ceiling downlights. The kitchen is fitted with a range of white gloss wall, base and drawer units with complementary work surfaces, incorporating a stainless steel one-and-a-half bowl sink unit with mixer tap. Integrated appliances include a stainless steel oven, hob and extractor hood, along with a dishwasher, fridge and freezer. A window faces the front elevation, while French doors with integrated blinds open onto the rear garden. A door leads to the utility room.





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UTILITY ROOM
6'8 x 3'8

Fitted with a work surface matching the kitchen, with space and plumbing for a washing machine and dryer beneath. Includes a wall-mounted unit housing the gas boiler, ceramic tiled flooring, radiator, and rear-facing window.

FIRST FLOOR LANDING
With a window to the rear elevation, radiator below, loft access hatch, and a built-in over-stairs storage cupboard. Doors lead to all bedrooms and the bathroom.



PRINCIPAL BEDROOM
12'7 x 10'0

A well-proportioned double bedroom with a window to the rear elevation, radiator, and door leading to the en-suite shower room.



EN-SUITE SHOWER ROOM
8'6 x 4'8

Fitted with a modern white three-piece suite comprising an oversized shower enclosure with wall-mounted electric shower, dual flush low-level WC, and pedestal wash hand basin with mixer tap. Ceramic tiled flooring, partially tiled walls, radiator, and a window to the front elevation.



BEDROOM TWO
11'0 x 8'9

A comfortable double bedroom with a window to the front elevation and radiator below.



BEDROOM THREE
8'9 x 6'2

A versatile third bedroom with a window to the rear elevation and radiator.



BATHROOM
7'2 x 6'0

Fitted with a contemporary three-piece suite comprising a panelled bath with mixer tap and thermostatic shower above with screen, a dual flush low-level WC, and pedestal wash hand basin with mixer tap. Ceramic tiled flooring, partially tiled walls, radiator, and a window to the front elevation.



EXTERNALLY
To the front of the property are twin off-road parking spaces, positioned alongside a lawned garden with hedging and well-stocked shrub borders. A canopy porch sits above the main entrance door, with an external courtesy light to the left-hand side. A beautifully presented, enclosed rear garden featuring a paved patio area, lawn with planted shrub borders, and a composite decked seating area. Additional benefits include timber side access, external lighting, power point, water supply, and enclosed timber fence panelling.

Services (Wrexham)
The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band: TBC

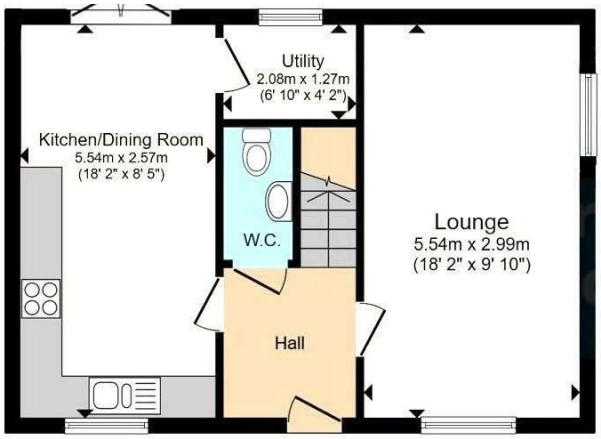
Viewings (Wrexham)
Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

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.

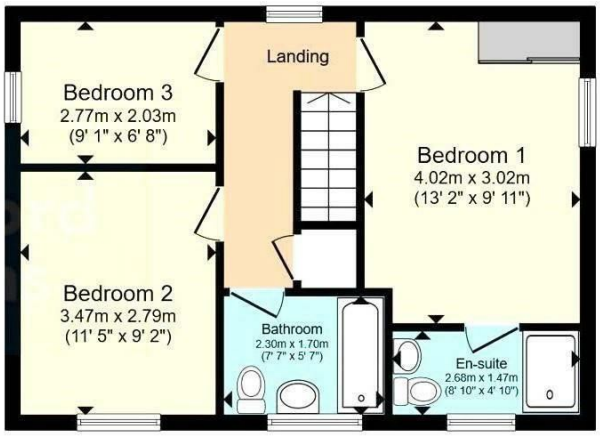
Mortgage Advice (Wrexham)
Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most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

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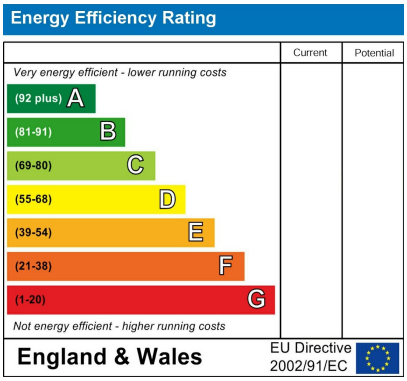


Ground Floor



First Floor

Total floor area 90.5 m² (974 sq.ft.) approx



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 most 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.