

Town & Country

Estate & Letting Agents

Ffordd Iorwerth, Wrexham

£350,000



1 Ffordd Iorwerth is a spacious and well-maintained family home situated within a popular residential location in Llay. Offering versatile accommodation throughout, the property features a generous living room, modern kitchen/diner, utility room, ground floor WC, front snug, three well-proportioned bedrooms, including a principal bedroom and a guest bedroom with en-suite facilities, together with a contemporary family bathroom.

Externally, the property benefits from a garage, off-road parking, and private gardens, making it an ideal home for families, professional couples, or those seeking flexible living space in a convenient village setting. The property has been thoughtfully maintained and improved by the current owners, creating a home ready for immediate occupation.

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DESCRIPTION

A well-presented three-bedroom family home located in the popular village of Llay, offering spacious living accommodation, a modern kitchen/diner, utility room, en-suite bedroom, garage, and private gardens, all within easy reach of Wrexham and major commuter routes.



LOCATION

Llay is a popular and well-established village situated approximately four miles north of Wrexham city centre. The village offers an excellent range of everyday amenities, including supermarkets, schools, healthcare facilities, public houses, and recreational amenities. Ideally positioned for commuters, Llay provides convenient access to the A483, connecting to Chester, Wrexham, Oswestry, and the wider North West road network. Combining village convenience with excellent transport links, Llay remains a highly desirable location for families and professionals alike.

ENTRANCE PORCH



LIVING ROOM

10'75" x 17'25"

A spacious and inviting main reception room featuring a UPVC double-glazed window overlooking the front elevation and UPVC double-glazed patio doors opening into the conservatory. The room benefits from two radiators and an attractive marble fireplace incorporating a gas fire, creating a warm and welcoming focal point.



SNUG/SITTING ROOM

8'59" x 9'52"

A versatile reception room situated at the front of the property, featuring a UPVC double-glazed window and fitted green carpet. Ideal for use as a snug, home office, playroom, or additional sitting room.



KITCHEN/DINER

16'01" x 12'19"

A spacious and well-presented kitchen/diner, installed approximately nine years ago and maintained to an excellent standard throughout. Fitted with a range of modern units and benefiting from ceramic tiled flooring, an integrated dishwasher, integrated electric oven with electric hob, breakfast bar, TV point within the dining area, and a useful storage cupboard adjacent to the breakfast bar.



DINING AREA

The kitchen enjoys excellent natural light from a UPVC double-glazed window positioned above the sink overlooking the rear garden, whilst a UPVC double-glazed rear door provides direct access outside. Ceiling and under-cabinet spotlights create a bright and welcoming environment for both cooking and dining.



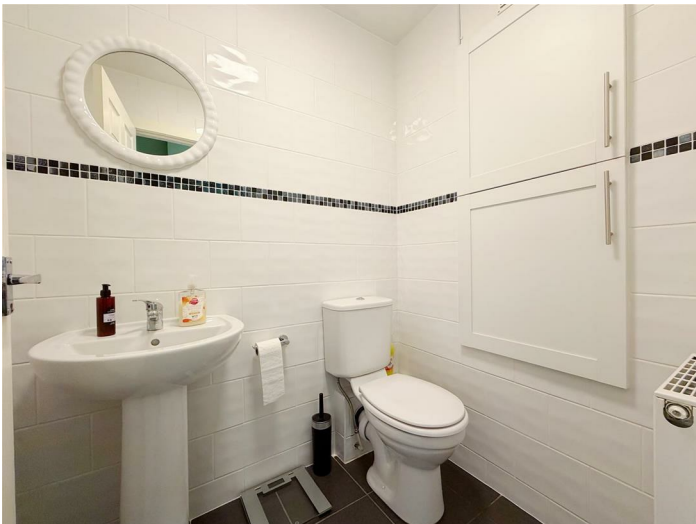
UTILITY ROOM

7'00" x 8'30"

Located off the kitchen, the utility room continues the ceramic tiled flooring and offers space and plumbing for a washing machine, a double sink unit, space for a fridge freezer and microwave, a UPVC double-glazed window, and a UPVC double-glazed external door.



CONSERVATORY



DOWNSTAIRS W/C

4'22" x 5'43"

Conveniently positioned on the ground floor and comprising a low-level WC and wash hand basin. Fully tiled from floor to ceiling, the room also benefits from useful built-in storage, including a cupboard housing the regularly serviced Worcester combi boiler and an additional shelved storage cupboard.



FIRST FLOOR LANDING

8'84" x 5'88"

Providing access to all first-floor accommodation.



BEDROOM ONE

11'41" x 10'98"



BEDROOM TWO

11'04" x 9'48"

A well-proportioned double bedroom featuring a sage green fitted carpet, a UPVC double-glazed window overlooking the front elevation, and a radiator positioned beneath. The room further benefits from a built-in storage cupboard with shelving and access to a private en-suite shower room.





EN-SUITE

4'85" x 4'87"

Comprising a low-level WC, wall-mounted wash hand basin, and electric shower. Finished with attractive white marble-effect ceramic floor tiles, together with complementary wall tiling surrounding the shower area and extending partially around the room. A sliding shutter door provides a practical space-saving solution.



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BEDROOM THREE

7'46" x 8'07"

A comfortable single bedroom fitted with a blue carpet and benefiting from a UPVC double-glazed window overlooking the rear elevation.



BATHROOM

7'02" x 5'66"

Fitted with a low-level WC, pedestal wash hand basin, walk-in shower, and radiator. A UPVC double-glazed window overlooks the rear elevation, whilst full-height wall tiling and tiled flooring create a clean and contemporary finish.

GARAGE



EXTERNALLY

REAR GARDEN

Services (Wrexham)

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

Tenure - Freehold

Council Tax Band - E

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.

Viewings (Wrexham)

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

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.



AWAITING FLOORPLAN

COMING SOON

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	69	76
(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 	