Town & Country
Estate & Letting Agents

Carlton Meadows, Wrexham

£299,950

Situated within the sought-after Carlton Meadows development in the popular village of Llay, this property enjoys a convenient residential setting with a range of local amenities close by. Llay offers everyday essentials including shops, supermarkets, primary schooling and recreational facilities, while the neighbouring village of Gresford provides further amenities. The location is particularly appealing to commuters, with excellent access to the A483, providing convenient routes towards Wrexham, Chester and the wider North West. Combining village living with accessibility to surrounding towns and cities, this is an ideal location for families and professionals alike.

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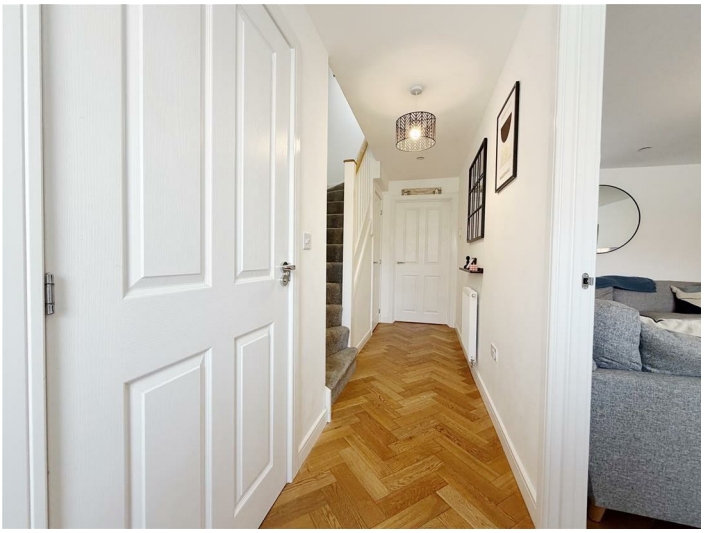

DESCRIPTION

A beautifully presented three-bedroom family home situated within the popular Carlton Meadows development in Llay. Offering spacious and stylish accommodation throughout, the property boasts a stunning open-plan kitchen/diner with navy-blue cabinetry, integrated appliances and patio doors leading to the rear garden, alongside a generous living room with a charming bay window. Upstairs, there are three well-proportioned bedrooms, including a main bedroom with fitted wardrobes and a private en-suite, together with a contemporary family bathroom. Further benefits include attractive herringbone-style flooring, a downstairs WC, an enclosed rear garden with patio area and a single garage. Ideally located for local amenities and excellent commuter links to Wrexham and Chester.

LOCATION

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ENTRANCE HALL

A welcoming entrance hallway featuring attractive engineered oak herringbone-style flooring, creating a stylish first impression. A staircase rises to the first-floor accommodation, with access to a convenient downstairs WC on the left and the spacious living room on the right. The hallway also provides access to a useful storage cupboard and the open-plan kitchen/diner towards the rear of the property.

DOWNSTAIRS W/C

3.01' x 6.12'

A convenient ground-floor cloakroom featuring modern white partial wall tiling, a WC and a pedestal wash hand basin. Further benefits include a small radiator and an opaque UPVC double-glazed window overlooking the front elevation.

LIVING ROOM

10.94' x 18.09'

A beautifully presented and spacious living room featuring a continuation of the engineered oak herringbone-style flooring. A charming UPVC double-glazed bay window overlooks the front elevation, allowing an abundance of natural light to fill the room. A radiator is positioned beneath the window, completing this bright and inviting living space.

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OPEN PLAN KITCHEN DINER

10.90' x 16.21'

A stunning, light-filled open-plan kitchen/diner, thoughtfully designed to offer the perfect combination of style and practicality. The contemporary kitchen features an attractive range of navy-blue fitted cabinets complemented by elegant marble-effect worktops, creating a sophisticated finish.

Integrated appliances include a gas hob, ovens, fridge/freezer and dishwasher. A stylish breakfast bar provides additional preparation space and informal seating, with further cabinetry offering excellent storage solutions.

The room benefits from beautiful engineered oak herringbone-style flooring, ceiling spotlights and a radiator positioned to

the right-hand side. UPVC double-glazed patio doors provide direct access to the rear garden, allowing natural light to flood the space and creating a wonderful setting for dining and entertaining.

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KITCHEN

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MAIN BEDROOM

12.06' x 9.08'

A beautifully presented main bedroom offering a comfortable and relaxing space. A large UPVC double-glazed window overlooks the front elevation, with a radiator positioned beneath.

The bedroom benefits from fitted grey wardrobes incorporating mirrored detailing, providing practical storage. Soft grey carpeting completes the room, with the added luxury of a private en-suite shower room.

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EN SUITE

6.37' x 5.73'

A stylish en-suite shower room featuring contemporary grey tiling throughout, with partial wall tiling around the wash hand basin and WC, and full-height tiling within the shower enclosure.

The room comprises a walk-in shower with sliding glass doors, a wash hand basin and WC. Additional features include fitted shelving for convenient storage and an opaque UPVC double-glazed window overlooking the side elevation, providing natural light and privacy.

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BEDROOM TWO

9.16' x 8.96'

A spacious and well-presented second bedroom featuring soft grey carpeting and a UPVC double-glazed window overlooking the rear elevation. A radiator is conveniently positioned beneath the window. This versatile room is ideal as a bedroom, guest room or additional family space.

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BEDROOM THREE

9.09' x 8.73'

A well-proportioned third bedroom featuring a continuation of the grey carpeting and a UPVC double-glazed window allowing natural light into the room. The bedroom benefits from attractive navy-blue fitted wardrobes, providing excellent storage while creating a stylish focal point. This space could also make an ideal home office or nursery.

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FAMILY BATHROOM

6.94' x 6.64'

A beautifully finished contemporary family bathroom featuring neutral modern wall tiling, with full-height tiling around the bath and shower area.

The bathroom comprises a fitted bath with shower facilities, a pedestal wash hand basin and WC. Further features include complementary tiled flooring, recessed ceiling spotlights, a radiator positioned to the left-hand side and an opaque UPVC double-glazed window overlooking the front elevation.

REAR GARDEN

The property benefits from a spacious enclosed south facing rear garden, providing an excellent outdoor space for families, relaxation and entertaining.

The garden is predominantly laid to lawn, complemented by a paved patio area ideal for outdoor seating and dining. A small gravelled area provides additional versatility, while an outdoor tap offers further convenience.

The rear garden can also be accessed via a timber side gate.

GARAGE & PARKING

The property further benefits from a single garage, providing useful additional storage or secure parking.

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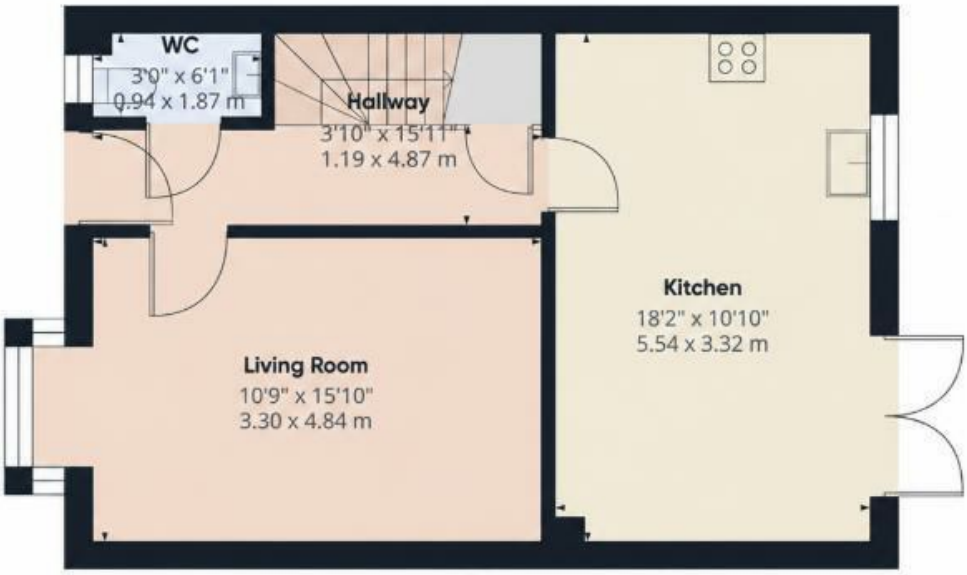
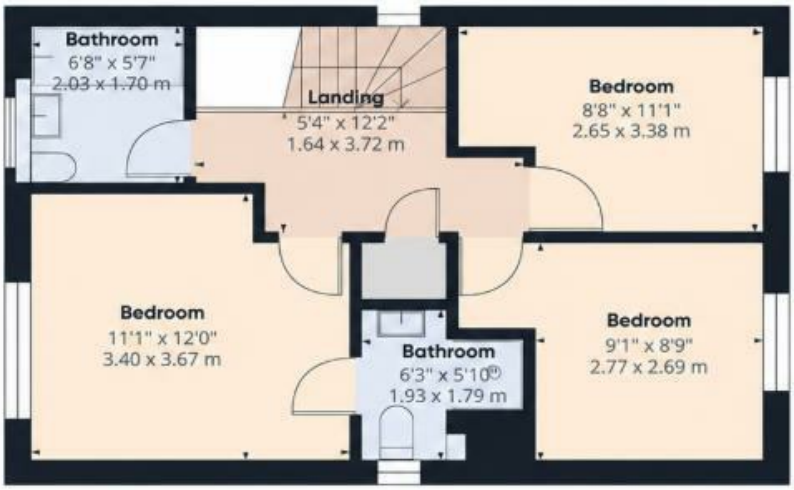
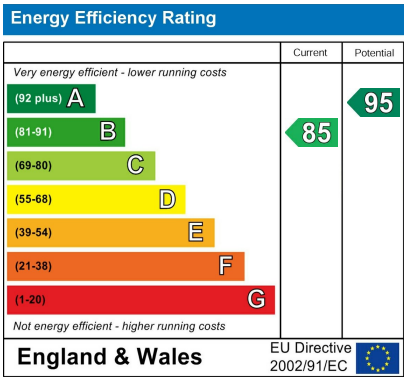


Ground Floor



First Floor



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