



**3 Lindley Gardens, Llay, Wrexham, LL12 0QS**

**Price £350,000**

A beautifully presented 4 bedroom detached family home with garage and sunny aspect private rear garden situated on this popular residential development on the fringe of the village of Llay within quiet cul de sac location with excellent road links and a range of amenities nearby. The property has the balance of a 10 year warranty and the accommodation has been designed for modern day living briefly comprising a canopy porch, welcoming hall with staircase to 1st floor landing and tiled floor, bay window fronted lounge, impressive open plan fitted kitchen and dining room providing an excellent family living space with access to the rear garden. The kitchen is appointed with a stylish range of base and wall cupboard incorporating some integrated appliances and plenty of work surface areas. Utility room leading to the cloaks/w.c. The 1st floor landing connects the 4 well proportioned bedrooms and a family bathroom. The principal bedroom has the benefit of mirror fronted wardrobes and an en-suite shower room. To the outside, a double width drive leads to the garage alongside a lawned garden area. Gated path continues to the rear garden featuring an Indian stone paved patio and timber decked patio providing outdoor entertaining space, lawn and flower beds. Energy Rating - B (84)

## LOCATION

Situated within this recently completed development on the fringe of the village of Llay, enjoying excellent road links to Gresford, Rossett, Wrexham and Chester allowing for daily commuting to the major commercial areas of the region. The village offers a good range of amenities including an Aldi supermarket, local pubs/restaurant, farm shop and a primary school. Secondary schools are available in the adjoining villages.

## DIRECTIONS

Proceed along the A483 by pass in a northerly direction towards Chester taking the exit signposted Rossett. At the slip road, turn left and proceed for approximately 1 mile passing the Croes Howell Pub and Restaurant and farm shop. Take the left turn into the development and Carlton Meadows, right at the t junction, right again into Prestwich Gardens and right into Lindley Gardens where the property will be observed on the left.

## ON THE GROUND FLOOR

Open fronted porch with up and down welcome light and part glazed composite entrance door leading to:

### HALLWAY

With tiled flooring, radiator, Dual zone HIVE heating system, turned staircase to first floor landing and two panel doors off.

### LOUNGE 11'1" x 18'8" (3.4m x 5.7m)

Upvc double glazed walk-in bay window to front with radiator below.

### KITCHEN/DINING ROOM 19'0" x 11'9" (5.8m x 3.6m)

Having a continuation of the tiled flooring from the hallway leading to this impressive sociable entertaining space with the kitchen area fitted with a stylish range of base and wall cupboards complimented by work surface areas with matching upstands, stainless steel 1 1/2 bowl sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, integrated dishwasher, five ring stainless steel gas hob with splashback and extractor hood above and cutlery and pan drawers below, double oven/grill, integrated fridge freezer and under unit lighting. The dining area includes French doors with matching side windows fitted with perfect fit blinds and radiator.

### UTILITY

Appointed with base and wall units incorporating concealed Worcester gas combination boiler, plumbing for washing machine, space for tumble dryer, work surface area incorporating stainless steel single drainer sink unit with mixer tap, radiator, tiled flooring and part glazed composite external door.

### CLOAKS/W.C

Appointed with a low flush w.c, pedestal wash basin with mixer tap and tiled splashback, tiled flooring, radiator, extractor fan and upvc double glazed window.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With two panel doors off to all rooms, ceiling hatch to roof space, radiator and useful storage cupboard.

### BEDROOM ONE 14'9" x 10'5" (4.5m x 3.2m)

Having the benefit of mirror fronted floor to ceiling wardrobes, Dual zone HIVE heating system control, upvc double glazed window to front, radiator, feature wall panelling and internal door to:

### EN-SUITE

Appointed with a low flush w.c, pedestal wash basin with mixer tap, shower enclosure with mains thermostatic shower, part tiled walls, tiled flooring, upvc double glazed window, chrome heated towel rail and shaver socket.

### BEDROOM TWO 11'9" x 7'10" (3.6m x 2.4m)

Double glazed window with side views towards Cheshire, additional upvc double glazed window, fitted mirror fronted wardrobes and radiator.

### BEDROOM THREE 10'2" x 9'6" (3.1m x 2.9m)

Upvc double glazed window to rear, radiator and floor to ceiling mirror fronted sliding door wardrobe.

### BEDROOM FOUR 8'10" x 7'10" (2.7m x 2.4m)

Upvc double glazed window to rear, radiator, storage cupboards, shelving and desktop.

## FAMILY BATHROOM

Appointed with a white suite of rectangular wash basin with mixer tap set within vanity unit with mirror above, low flush w.c, bath with mixer tap and hand held shower take-off, chrome heated towel rail, upvc double glazed window, inset ceiling spotlights, extractor fan and shaver socket.

## OUTSIDE

The property is approached along a double width private driveway leading to:

### GARAGE 17'8" x 8'6" (5.4m x 2.6m)

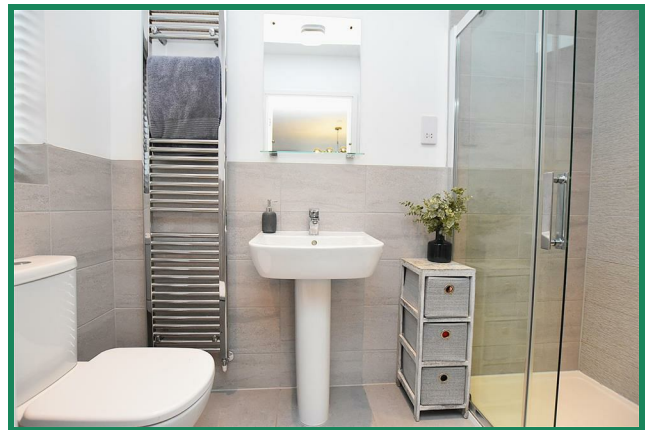
Having metal up and over door, lighting and power.

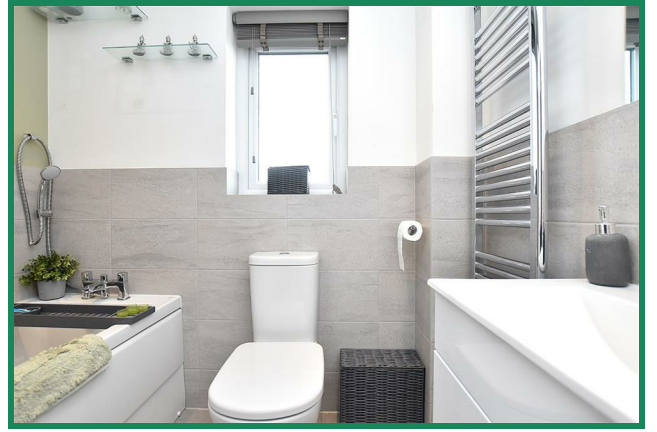
## GARDENS

The front garden is mainly lawned and a gated path leads to the rear garden which is a particular feature of the property enjoying a sunny and private rear aspect to include an Indian stone paved patio, timber decked patio with pergola above, lawned area and flowerbeds, all of which is enclosed to provide a safe family environment.

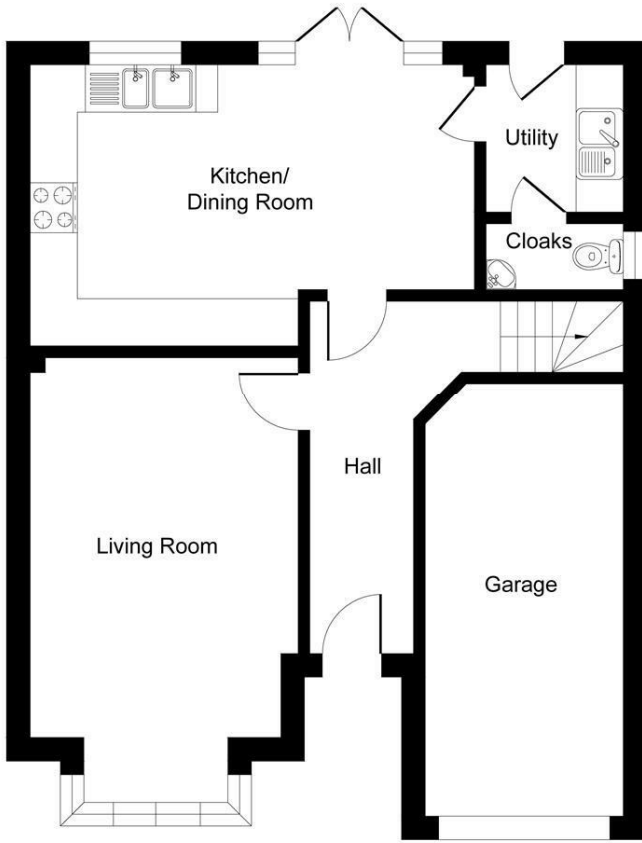
## PLEASE NOTE

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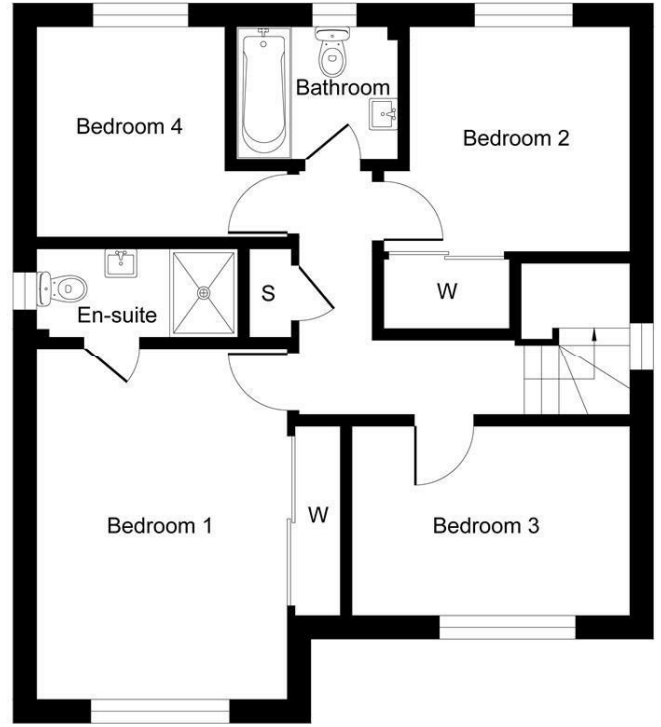




## Floor Plan



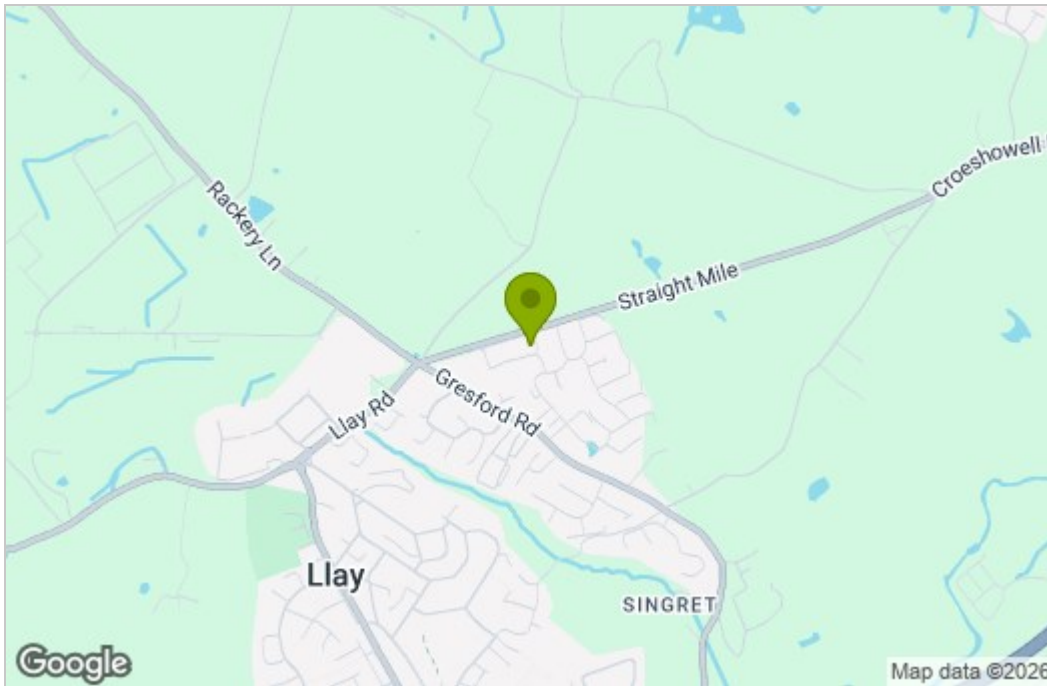
Ground Floor



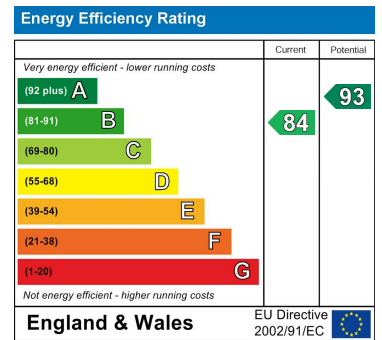
First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.  
 This floorplan is for illustrative purposes only and not to scale.  
 Measured in accordance with RICS Standards.

## Area Map



## Energy Efficiency Graph



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.