

# Wingetts

More than just estate agents



## 112 Gresford Road, Wrexham, LL12 0NW

### Offers In The Region Of £345,000

A well-presented four-bedroom detached family home, offered to the market with NO ONWARD CHAIN, located on the fringe of the village of Llay with excellent road links to Wrexham and Chester and convenient local amenities in Llay and nearby Gresford. The accommodation comprises a porch and spacious hallway, family lounge, kitchen with separate dining room, and a bright conservatory overlooking the garden. To the first floor, the master bedroom features dual-aspect double-glazed windows and an ensuite shower room, together with three further double bedrooms and a family bathroom. Externally, a driveway provides off-road parking leading to the double garage. The rear garden enjoys a sunny aspect, featuring a paved patio and enclosed lawn, ideal for family use and outdoor entertaining. Please contact Wingetts to arrange a viewing. Energy Rating - D (68)

## LOCATION

The Village of Llay is located approximately 5 miles from Wrexham City Centre and has a good range of day to day shopping facilities, supermarket, social amenities and primary school. There is a bus service that operates in the Village and there are also good road links to the A483 by-pass and Wrexham which allows for daily commuting to the major commercial and industrial centres of the region. The nearby Alyn Waters Country Park is popular amongst walkers.

## DIRECTIONS

Proceed from Wrexham along Rhosddu Road into New Road passing through Rhosrobin and into the Village of Llay. Continue through the village to the roundabout and take the 2nd exit. At the traffic lights, turn right onto Gresford Road passing Aldi Supermarket. Continue past the new development on your left and the property will be observed on the right.

## ON THE GROUND FLOOR

### PORCH

With fitted, one step via a wooden internal door leads to the hallway

### HALLWAY

With staircase to first floor landing, radiator, four internal doors and useful understairs storage cupboard.

### CLOAKROOM 2'8 x 6'3 (0.81m x 1.91m)

With laminate flooring, WC, inset basin and frosted double glazed window.

### LOUNGE 11'6 x 16'6 (3.51m x 5.03m)

This inviting space enjoys dual double glazed windows x 3, fitted carpet, power points, TV Point, radiator, two wall light points and gas fire with surround and hearth.

### KITCHEN 8'5 x 14'5 (2.57m x 4.39m)

Fitted with a range of base and wall cupboards with inset sink unit with mixer tap and upvc double glazed window above overlooking the rear garden. Benefits from integrated dishwasher, fridge/freezer, induction hob and Bosch oven/grill. Additionally there is tiled flooring, inset ceiling spotlights, part tiled walls, upvc part glazed external door.

### DINING AREA 11'5 x 9'6 (3.48m x 2.90m)

Includes upvc double glazed patio sliding doors leading out to the conservatory, radiator and double glazed window.

### CONSERVATORY 12'4 (max) x 15'4 (3.76m (max) x 4.67m)

Upvc double glazed windows on a brick plinth, radiator, tiled floor and door to garden.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

### LANDING

With staircase window, ceiling hatch with pull down ladder to roof space and storage cupboard with water cylinder.

### MASTER BEDROOM 11'7 x 15'3 (3.53m x 4.65m)

This inviting space enjoys dual double glazed windows x 3

fitted carpet, power points, Tv Ariel, radiator and fitted wardrobes.

### EN-SUITE 5'8 x 3'9 (min) (1.73m x 1.14m (min))

With a enclosed shower cubicle, inset basin with storage cupboard, mirrored vanity cupboard, low level w.c. Additionally there is tiled flooring , radiator and fully tiled walls.

### BEDROOM TWO 8'9 x 11'9 (2.67m x 3.58m)

Rear aspect double bedroom with fitted carpet, radiator, double glazed window, power points.

### BEDROOM THREE 7'8 x 11'10 (2.34m x 3.61m)

Rear aspect double bedroom with fitted carpet, radiator, , double glazed window, power points.

### BEDROOM FOUR 5'7 x 7'5 (1.70m x 2.26m)

Front aspect double bedroom with fitted carpet, radiator, double glazed window, power points.

### FAMILY BATHROOM 5'7 x 7'5 (1.70m x 2.26m)

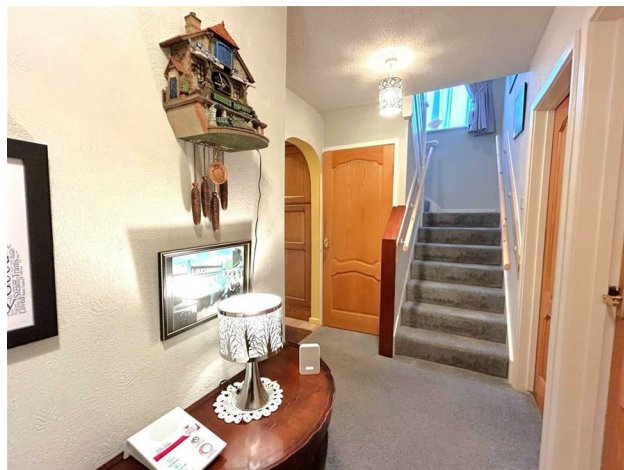
Grey three piece bathroom suite comprising: low level w.c, pedestal wash hand basin and corner bath with Mira electric shower, fitted carpet, frosted double glazed window, mirrored vanity cupboard, tiled walls and radiator.

## EXTERIOR

The property benefits from a driveway leading to a double Garage with electric door with power and lighting. To the side of the property there is access leading to the rear garden which is mainly laid to lawn with a paved patio area perfect for soaking up the sunshine and entertaining guests. Additionally there is an outdoor tap, greenhouse and garden shed.

## PLEASE NOTE

Please note that we have a referral scheme in place with Chesterton Grant Mortgages Ltd (FCA Register Number 300796). You are not obliged to use their services, but please be aware that should you decide to use them, following mortgage completion, we would receive a referral fee from them for introducing you to their Company (fee details available upon request).

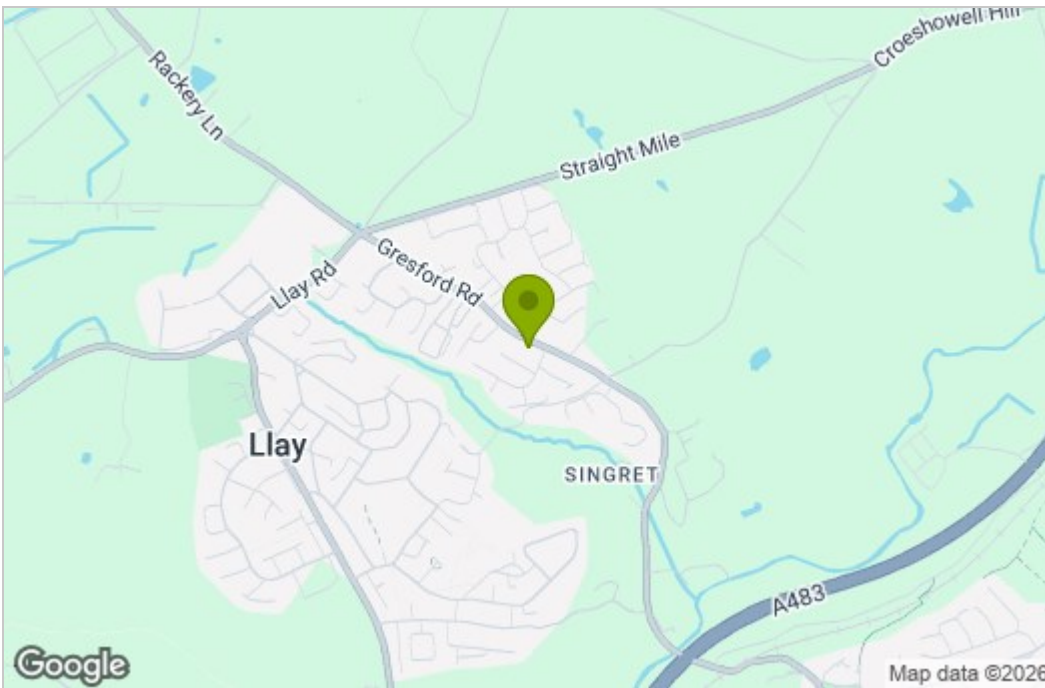




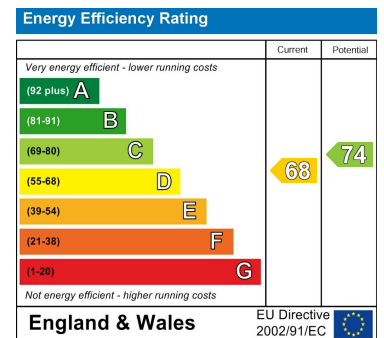
# Floor Plan



# Area Map



# Energy Efficiency Graph



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