



**136 Gresford Road, Llay, Wrexham, LL12 0NW**

**Price £290,000**

A well presented 3 bedroom detached house with garage and south facing private rear garden located on the popular Gresford Road on the fringe of the village of Llay overlooking open countryside to the front. The village offers a good range of amenities including a supermarket, school, new farm shop with café and excellent road links to Wrexham, Chester and Deeside. The accommodation features attractive oak veneer doors, conservatory and open plan kitchen diner and briefly comprises a canopy porch, entrance hall with stairs to 1st floor landing, bow window fronted lounge with double part glazed doors opening to the fitted kitchen diner with some integrated appliances including a dishwasher. The conservatory provides an additional reception room and overlooks the rear garden. The 1st floor landing has oak veneer internal doors with matching oak balustrade, store cupboard housing the modern gas combination boiler. There are 3 bedrooms with Bedroom 1 benefiting from built in 4 door wardrobes and countryside views, bedroom 2 is also double. The fully tiled bathroom is appointed with a white suite including a bath with shower over and wash bowl on oak vanity cupboard. Externally, a private drive provides parking for 3 cars, garage with electric door, lawned garden to front, gated side path leads to the south facing rear garden with patio for outdoor entertaining, lawned area and timber fencing. Energy Rating - TBC

## LOCATION

Situated fronting the popular Gresford Road on the fringe of the Village of Llay, located approximately 5 miles from Wrexham City Centre and having a good range of day to day shopping facilities, supermarket, farm shop, 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 bypass linking Wrexham and Chester allowing for 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 after the turning for Forest Road.

## ON THE GROUND FLOOR

Canopy porch with part glazed composite entrance door opening to:

## HALLWAY

With stairs off to first floor landing, wood effect laminate flooring, radiator, coat hanging space and oak veneer door opening to:

## LOUNGE 14'9" x 11'5" (4.5m x 3.5m)

Upvc double glazed bow window overlooking the front garden, radiator, exposed brick fire surround with timber mantel, wood effect laminate flooring, coving to ceiling and double part glazed oak veneer doors opening to:

## KITCHEN/DINER 18'0" x 8'6" (5.5m x 2.6m)

A sociable entertaining space blended with practicality with the kitchen area appointed with a cottage style range of base and wall cupboards complimented by work surface areas with inset Belfast style sink with mixer tap and upvc double glazed window above overlooking the rear garden, integrated dishwasher, four ring electric hob with double oven/grill below and pull-out extractor hood above, plumbing for washing machine, part glazed external door, useful understairs storage cupboard and tiled flooring that continues to the dining area with coving to ceiling, radiator and double glazed sliding patio doors opening to:

## CONSERVATORY 11'5" x 7'10" (3.5m x 2.4m)

Upvc double glazed windows and French doors overlook the private rear garden and tiled flooring.

## ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

## LANDING

With gallery over stairwell, oak balustrade with matching oak veneer internal doors, upvc double glazed window, ceiling hatch to roof space and airing cupboard housing the Ideal gas combination boiler.

## BEDROOM ONE 11'9" max x 9'6" (3.6m max x 2.9m)

Having the benefit of built-in wardrobes with four oak veneer doors, upvc double glazed window and radiator.

## BEDROOM TWO 11'1" x 8'6" (3.4m x 2.6m)

Upvc double glazed window to rear and radiator.

## BEDROOM THREE 8'2" x 6'6" (2.5m x 2m)

Upvc double glazed window to front and radiator.

## BATHROOM 6'2" x 5'2" (1.9m x 1.6m)

Appointed with a modern white suite of low flush w.c with dual flush, wash bowl with mixer tap on an oak fronted vanity cupboard, bath with mixer tap, electric shower over and splash screen, recessed illuminated shelf, chrome heated towel rail, inset ceiling spotlights, extractor fan, upvc double glazed window and Travertine wall and floor tiles.

## OUTSIDE

The property is approached along a private tarmac driveway providing parking for 2-3 cars alongside a lawned garden with low level privacy hedging to front.

## GARAGE 16'0" x 7'6" (4.9m x 2.3m)

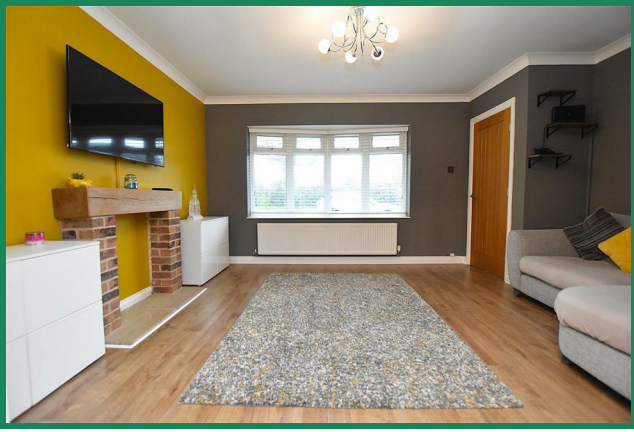
Having the benefit of an electric roller shutter door, lighting, power sockets, rear personal door and attic storage space.

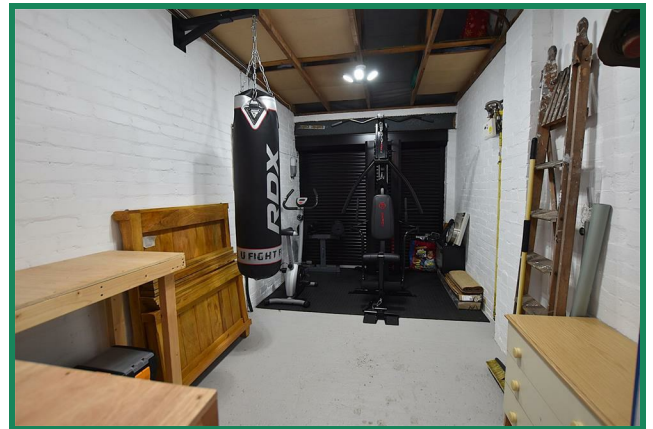
## GARDENS

A gated side path leads to the south facing rear garden which provides a private aspect together with an outdoor entertaining space for both children and adults to include a paved patio, lawn, cold water tap and sensor lighting, all of which is enclosed within timber fencing to provide a safe family environment.

## PLEASE NOTE

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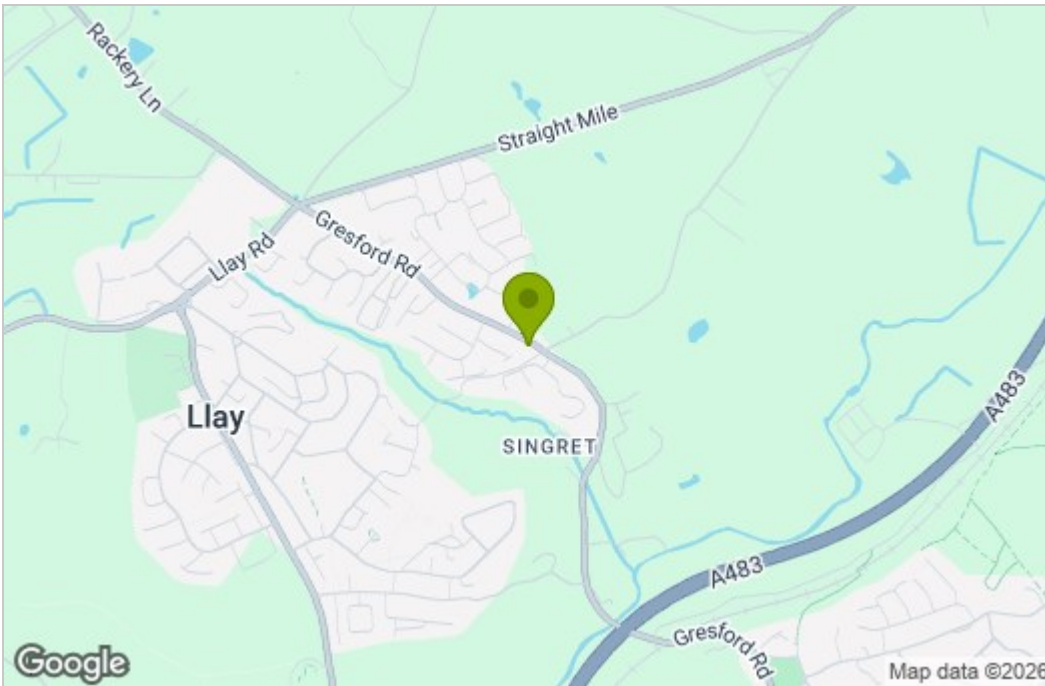
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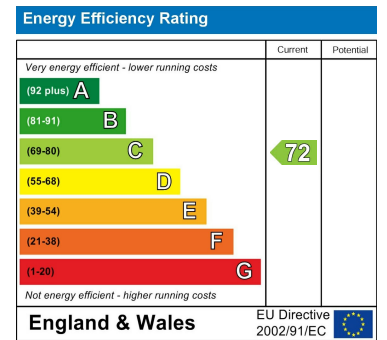
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# Floor Plan

## Area Map



## Energy Efficiency Graph



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