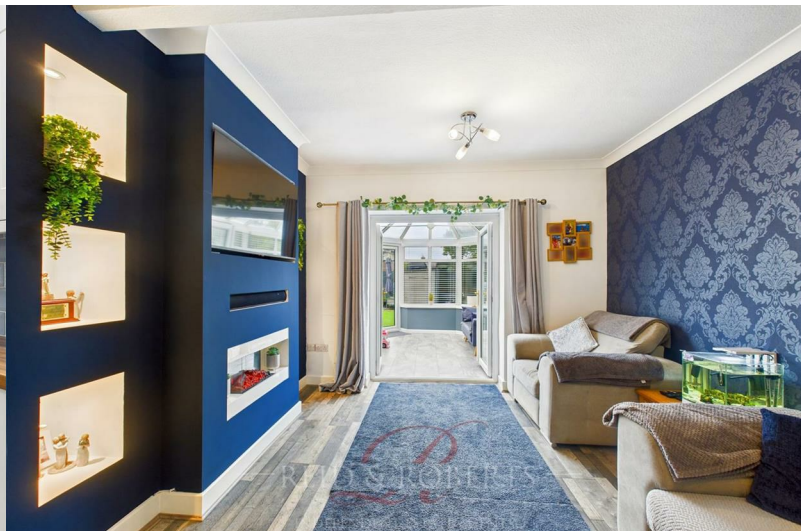
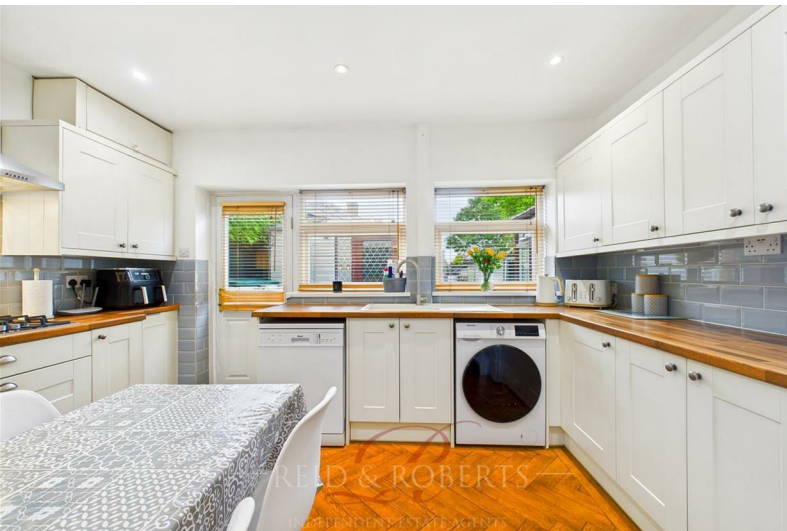




9 Llay New Road

Llay, Wrexham, LL12 0TE

Offers Over £200,000



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Property Description

Reid & Roberts are proud to present For Sale this exceptional and well presented Three/Four Bedroom Semi-Detached Family Home, located in the highly sought-after residential area of Llay. Finished to a high standard throughout, this impressive property offers the perfect blend of space, style, and modern comfort, ideal for today's growing family. Boasting versatile living accommodation and beautifully designed gardens, this stunning home is perfectly suited for modern family life and truly has the feel of a forever home.

Step inside and be immediately impressed by the bright and contemporary interior, designed with both functionality and style in mind. The heart of the home is a recently fitted, modern kitchen, while the spacious lounge has been tastefully renovated to include a stylish feature media wall with built-in shelving and subtle spotlighting. Patio doors from the lounge open into a stunning conservatory, recently upgraded with underfloor heating, creating a warm and inviting space that can be enjoyed all year round. Upstairs, the home features three generously sized bedrooms, with a unique layout that includes a connecting fourth bedroom perfect for growing families, guests, or use as a home office or dressing room. This additional space adds flexibility and makes the property truly adaptable to your needs.

Externally, the home continues to impress. The rear garden has been thoughtfully landscaped with low-maintenance astroturf and a stylish paved patio area, with a designated hot tub area and a fully powered garden room, currently used as a bar, offering a fantastic retreat for entertaining. The large front garden adds further charm with a tranquil pond, creating a welcoming and picturesque entrance.

Set in the popular village of Llay, the property is conveniently located within easy reach of local schools, shops, and public transport links. With quick access to the Oswestry/Wrexham/Chester link road, making travel seamless.

Accommodation Comprises

A pathway leads to a Upvc double glazed door with inset.

Porch

Accessed via a UPVC woodgrain-effect front door with a frosted inset panel, the porch offers a warm welcome into the home. It features tongue and groove ceiling detailing, vinyl wood-effect flooring, and UPVC double glazed windows to the front, side and rear elevations, all fitted with wooden Venetian blinds.

Entrance Hallway

The spacious hallway is finished with stylish wood-effect tiled flooring and decorative panelled walling. A panel radiator adds warmth, while an under-stairs storage cupboard offers practicality. From here, there is access to the downstairs WC, kitchen, lounge, and the staircase leading to the first floor.

Downstairs WC

Neatly finished with tiled walling to dado height, a low-level WC, and continued wood-effect flooring. A frosted UPVC double glazed window with fitted blinds and a ceiling light point.

Kitchen / Dining Room

Installed in 2020, the kitchen is both modern and functional, offering a range of wall, base and drawer units with wooden worktops and stylish tiled splashbacks. It features a 1.5 composite sink with matching drainer and mixer tap, an integrated Hotpoint double oven and grill, and a five-ring gas hob with stainless steel extractor. There is space and plumbing for a washing machine and dishwasher, as well as room for a freestanding fridge freezer. Two rear-facing UPVC double glazed woodgrain windows with fitted blinds provide natural light, and a UPVC door opens directly into the rear garden. There is also ample space for a dining table, making this the perfect setting for family meals and entertaining.

Lounge

This bright and modern living space has been thoughtfully designed with a feature media wall that includes integrated shelving and spotlight lighting. A decorative electric living flame fire adds character, while grey wood-effect laminate flooring runs underfoot. The room benefits from a UPVC double glazed window to the front with fitted Venetian blinds, two ceiling light points, a panel radiator, and UPVC double glazed patio doors that open into the conservatory

Conservatory

A fantastic extension to the home, the conservatory offers year-round comfort with tiled flooring and underfloor heating. It is surrounded by UPVC double glazed windows with top openers and fitted Venetian blinds, and patio doors lead directly into the rear garden, ideal for enjoying the outdoors from the comfort of inside.

First Floor Landing

The landing provides access to the loft and all first-floor rooms. A UPVC double glazed window to the front brings in plenty of light.

Tel: 01978 353000

Bedroom One

A double bedroom with a UPVC double glazed window to the front elevation, fitted wooden Venetian blinds, a double panel radiator, and a central ceiling light. A built-in cupboard with hanging rails provides excellent wardrobe storage.

Bedroom Two

Previously one large bedroom, this room has now been divided to create two rooms. The main section includes a UPVC double glazed window to the rear elevation with fitted blinds, a double panel radiator, a ceiling light point, and large loft access. A door from this room leads into Bedroom Four.

Bedroom Three

A well-proportioned single bedroom with a UPVC double glazed window to the front elevation, fitted Venetian blinds, a double panel radiator, and a central ceiling light.

Bedroom Four

Ideal for use as a nursery, home office or dressing room, this room features a UPVC double glazed window to the rear with fitted Venetian blinds and a central ceiling light.

Family Bathroom

The bathroom is fitted with a modern three-piece suite including a panelled bath with electric shower and handheld attachment over, a low flush WC, and a wash hand basin set within a vanity unit that offers storage. The space is finished with tiled walling, vinyl flooring, a single panel radiator, and ceiling lighting.

Garden to the Front

The property is set back from the road with a slate pathway leading to the front entrance. The garden boasts a well-maintained lawn, mature hedging for added privacy, and a striking pond with a water feature, creating a calm and secluded setting.

Garden to the Rear

The rear garden is perfect for families and those who love to entertain. A paved patio provides a great space for outdoor seating, while the lawn is bordered by wooden fencing for privacy. There is also a sheltered area which is the perfect space to install a hot tub ideal for relaxing, and a fully powered bar area/summerhouse, complete with its own circuit board, offering a great space for hobbies, a home bar or studio.

Viewing Arrangements

Mortgage Advice

To Make An Offer

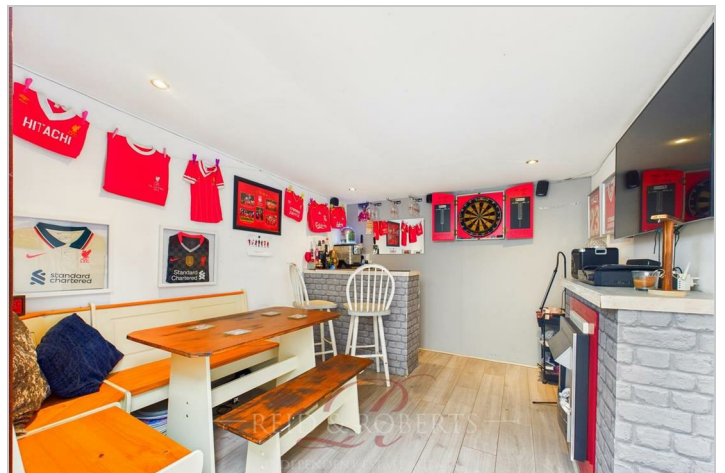
Misrepresentation Act

Money Laundering Regulations

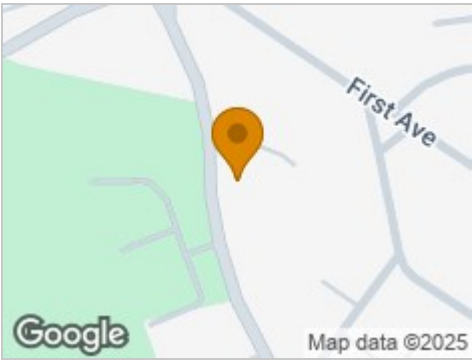
Services

Loans

Hours Of Business



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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