REID & ROBERTS

INDEPENDENT ESTATE AGENTS



# 37 Forest Road

Llay, Wrexham, LL12 0UB

£350,000

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Llay, Wrexham, LL12 0UB

## £350,000





### To The Front
To the front, the property benefits from off-road parking for two vehicles, together with access to the detached garage. The front garden is laid mainly to lawn and features planted areas with a selection of small trees and plants, complemented by gravelled areas.

### Entrance Hallway
Approached via a composite front door with frosted glazed side panel, opening into the entrance hall. The entrance hall benefits from tiled flooring, a double-panel radiator and doors leading to the bedrooms. A further inner hallway provides access to the loft and a useful storage cupboard with fitted shelving.

### Open Plan Lounge, Kitchen & Dining Area
The impressive open-plan lounge, kitchen and dining area provides a bright and versatile space, ideal for both everyday living and entertaining. The lounge area benefits from a UPVC double-glazed window to the side elevation, double-panel radiators and UPVC double-glazed French doors opening onto the rear garden, allowing plenty of natural light into the room.

The kitchen area is fitted with a range of wall and base units with complementary work surfaces over, incorporating a one-and-a-half bowl composite sink with mixer tap. There is space for an American-style fridge freezer, an integrated oven with extractor fan over, space and plumbing for a washing machine and provision for an integrated dishwasher. A UPVC double-glazed window overlooks the rear elevation.

The open-plan layout creates a sociable space with the kitchen, dining and lounge areas flowing seamlessly together, with the French doors providing a pleasant outlook and direct access to the garden.

### Conservatory
Accessed via double French doors from the open-plan lounge, kitchen and dining area, the conservatory provides a lovely additional reception space overlooking the rear garden. The room benefits from tiled flooring, UPVC double-glazed windows surrounding the room, a double-panel radiator and power points. Further double French doors open directly onto the rear garden, creating a pleasant connection between the indoor and outdoor living spaces.

### Main Bedroom
A well-proportioned main bedroom featuring carpeted flooring, a double-panel radiator and UPVC double-glazed window to the front elevation. The room benefits from fitted wardrobes providing a combination of hanging rails, shelving and useful overhead storage cupboards.

### Bedroom Two
Another well-proportioned bedroom with carpeted flooring, a double-panel radiator and UPVC double-glazed window to the front elevation. The room is further complemented by fitted wardrobes with hanging rails, shelving and overhead storage cupboards, providing excellent storage.

### Bedroom Three
The third bedroom benefits from carpeted flooring, a double-panel radiator and UPVC double-glazed window to the side elevation. The room also features a media wall with decorative feature panelling, creating an attractive focal point.

### Bathroom
The bathroom is fitted with a three-piece suite comprising a panelled bath with mixer taps and electric Triton shower over, wash hand basin set into a vanity unit and low-level WC, also set into a vanity unit. The room benefits from vinyl flooring, part-tiled walls, ceiling spotlights and a wall-mounted heated towel rail. Two UPVC frosted double-glazed windows to the side elevation provide natural light.

### To The Rear
To the rear, the property enjoys a well-maintained garden providing a pleasant outdoor space and a great escape for relaxation. The garden features a paved patio area, ideal for outdoor seating and entertaining, together with an area of low-maintenance artificial grass. The garden enjoys a pleasant outlook over greenery, with established trees and surrounding planting creating a peaceful setting.

### Garage
Featuring an up and over door, power and lighting. UPVC double glazed door providing access to the rear garden.

### Misrepresentation Act.
These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

### Money Laundering Regulations.
Both vendors and purchasers are asked to produce identification

documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

## Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

## To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

## Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

## Services.

The agents have not tested the appliances listed in the particulars.

## Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

## Hours Of Business.

Monday - Friday 9.15am - 5.00pm
Saturday 9.15am - 4.00pm

## Tenure

We have been informed the tenure is freehold and the vendor's solicitors should confirm title.

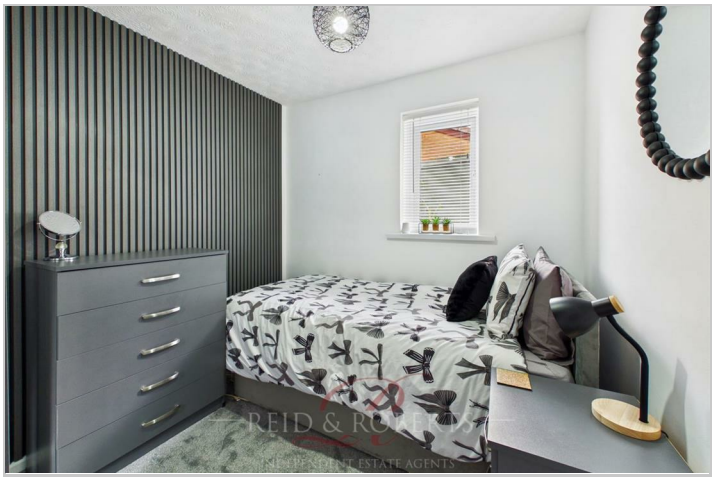
## DISCLAIMER.

These particulars are provided as a general guide only. While we endeavour to ensure accuracy, they do not constitute or form part of any offer or contract, and no reliance should be placed on them as statements of fact. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but should be independently verified. Services, systems and appliances have not been tested and no guarantee as to their operability or efficiency is given.









## Road Map




## Hybrid Map




## Terrain Map



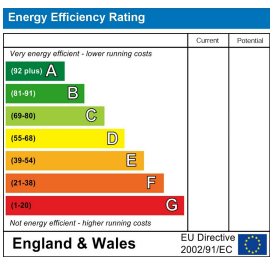

## Floor Plan




## 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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