

williams estates



**22 Ffordd Gryffydd, Llay, Wrexham,
LL12 0RT**

£200,000

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EPC - C72

Council Tax Band - D

Tenure - Freehold

Ffordd Gryffydd, Llay

3 Bedrooms - House - Semi-Detached

* Ideal first time buyer home * This well presented three bedroom semi detached house offers ; entrance porch, spacious living room, kitchen / dining room, three bedrooms, shower room and detached garage with inspection pit. Views over farmland to the rear. Tenure - Freehold. EPC - C-72 Council Tax Band - D

Description

Three bedroom semi detached house set in the quiet residential area. The property offers three bedrooms, spacious living room, kitchen / diner and shower room. Gardens to the front and rear, off street parking and a detached garage with inspection pit.

Location

The Village of Llay has a country park , Alyn Waters country park, which offers a children's play park and pathways for pedestrian and cycle access through the forest. There is a small golfing range at the park, and other sporting events take place on the large playing fields, such as football and archery. The village also has a local Primary School, shops, pharmacy and a local pub.

Accommodation

Double glazed front door leading into the entrance porch.

Entrance Porch

Having tiled flooring and two double glazed windows one to the front and one to the side part glazed door with feature glazed panel leading into the lounge.

Lounge

16'10" x 13'9"

Bright and spacious room with double glazed window overlooking the front of the property , solid oak flooring, double radiator, part glazed door with feature glazed panel leading to the porch. and stairs rising off to the first floor.

Kitchen/ Dining Room

17'4" x 11'4"

Having a comprehensive range of base and wall units, one and a half bowl composite sink with mixer tap over, Upvc window overlooking the rear elevation, space for dishwasher, space for washing machine, under counter electric oven, four ring electric hob, space for fridge freezer, wall mounted boiler, breakfast bar, part tiled walls and a small under stairs cupboard providing extra storage and tiled flooring.

The kitchen is open-plan into the dining area which has solid oak flooring, Upvc french door with glazed panels either side which leads out onto the patio area in the rear garden. Double radiator

Timber glazed doors which lead into the living room.

Landing

Having doors off to all rooms, loft hatch access and double glazed window to the side elevation.

Bedroom One

10'11" x 10'2"

Having double glazed window overlooking the rear of the property with stunning views over farm land and radiator.

Bedroom Two

11'6" x 8'6"

Having mirrored fitted wardrobes with sliding doors, double glazed window overlooking the front of the property, wood effect laminate flooring and a radiator.

Bedroom Three

7'10" x 6'7"

Double glazed window overlooking the front elevation, solid oak flooring, built-in desk and radiator.

Shower Room

7'8" x 6'3"

Corner shower cubicle with waterfall shower, wash hand basin, low flush w.c, fully tiled walls, radiator, electric shaver point and double glazed window.

Garage

Fitted with a brand new up and over metal door, lighting, electric, click together flooring and an inspection pit. Door leading to the rear garden.

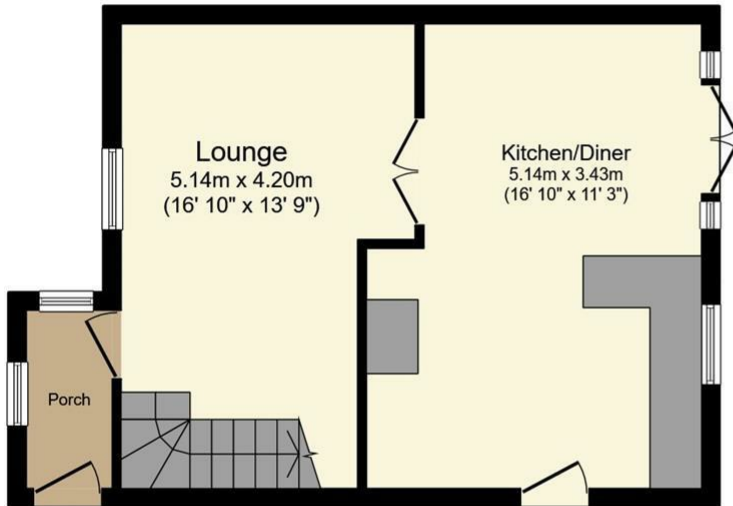
Outside

To the rear of the property there is a paved area, lawned garden with mature shrub borders, steps leading to a separate lawned area with mature planting and low level walls and a decked area ideal for entertaining. Stunning far reaching views over farm land with a metal gate providing access to the fields behind the property.

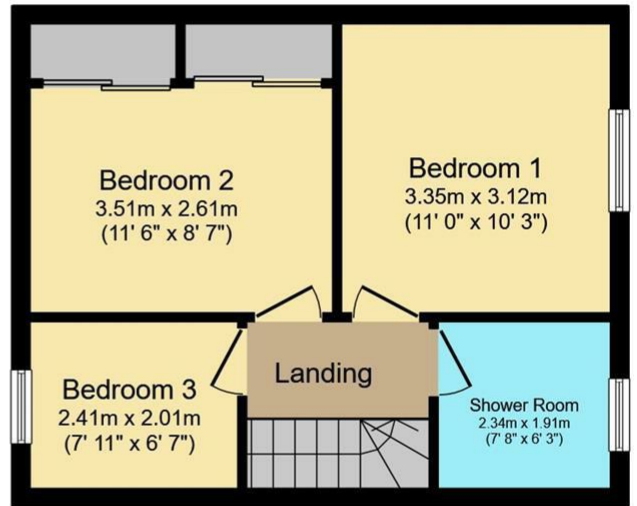
Directions

From our Mold office follow the A5119 to the roundabout and take the third exit onto Chester Road then proceed to the Wylfa roundabout and take the fourth exit onto the A541 and proceed for approx six miles then take a slight left onto Llay Road B5102 follow until you reach the roundabout and take the third exit on Llay New Road B5425 then turn right onto Watts Dyke and then right onto Ffordd Gryfydd where the property can be identified by a Williams Estates board.





Ground Floor



First Floor

Total floor area 74.7 m² (805 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements themselves.