

Town & Country

Estate & Letting Agents

Watts Dyke, Llay, Wrexham

£200,000



A spacious three-bedroom semi-detached home situated in a popular residential location, offering a bright dual-aspect living room, separate dining room with French doors, and a fitted kitchen with adjoining utility room. The property benefits from gas central heating and UPVC double glazing, along with off-road parking and a generous enclosed rear garden. Ideal for families or first-time buyers, the home provides well-balanced accommodation with good access to local amenities, schools, and transport links.

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DESCRIPTION

The property features a bright dual-aspect living room with feature fireplace and stairs to the first floor, leading through to a dining room with French doors opening onto the rear garden. The kitchen is fitted with shaker-style units and integrated oven, hob, and extractor hood, with access to a useful utility room.

To the first floor are three bedrooms and a family bathroom fitted with a three-piece suite and shower over bath.

Externally, the property benefits from off-road parking, a lawned front garden, and an enclosed rear garden mainly laid to lawn with a patio area and raised beds.



LIVING ROOM

18'4" x 11'4"

Entered via an opaque UPVC double-glazed door, with dual-aspect windows to the front and side elevations, two radiators, stairs to first floor, feature Adam-style fireplace, and glazed double doors to the dining room.



DINING ROOM

10'0" x 9'5"

With radiator, French doors to the rear garden, and archway through to the kitchen.



KITCHEN

8'8" x 9'5"

Fitted with shaker-style wall, base and drawer units, work surfaces, stainless steel one-and-a-half bowl sink unit with mixer tap, integrated oven, hob and extractor hood, space and plumbing for appliances, window to rear and door to utility room.

UTILITY

10'7" x 7'5"

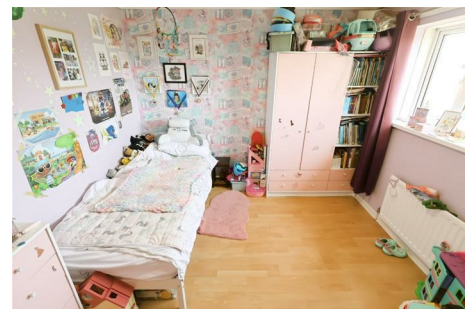
With work surface, space and plumbing for washing machine and dryer, built-in cupboard, opaque window to rear, and door to front.



BEDROOM ONE

11'2" x 10'8"

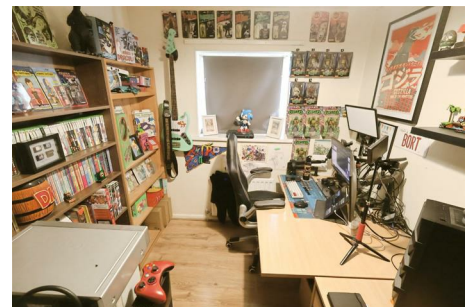
With window to front elevation and radiator.



BEDROOM TWO

10'8" x 9'7"

With window to rear elevation and radiator.



BEDROOM THREE

8'8" x 7'1"

With window to front elevation and radiator.



BATHROOM

7'2" x 5'2"

Fitted with a three-piece suite comprising panelled bath with thermostatic shower over, low-level WC, and pedestal wash hand basin. Part tiled and panelled walls, ceramic tiled floor, radiator, and opaque window to rear.



EXTERNAL

An enclosed garden mainly laid to lawn, complemented by a paved patio area and raised planting beds, and benefiting from external power, lighting, and water supply.

Services (Wrexham)

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

To Make an Offer (Wrexham)

If you would like to make an offer, please contact a member of our team who will assist you further.

Viewings (Wrexham)

Strictly by prior appointment with Town & Country Wrexham on 01978 291345.

Mortgage Advice (Wrexham)

Town and Country can refer you to Gary Jones Mortgage Consultant who can offer you a full range of mortgage products and save you the time and inconvenience for trying to get the most competitive deal to meet your requirements. Gary Jones Mortgage Consultant deals with most major Banks and Building Societies and can look for the most competitive rates around to suit your needs. For more information contact the Wrexham office on 01978 291345.

Gary Jones Mortgage Consultant normally charges no fees, although depending on your circumstances a fee of up to 1.5% of the mortgage amount may be charged. Approval No. H110624
YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(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	