

# Town & Country

Estate & Letting Agents

Willow Court, Wrexham

£195,000



Situated in Acrefair village, this three-bedroom property offers easy access to Wrexham, Oswestry, Llangollen, and local amenities. It features UPVC double glazing, gas central heating, a living room, kitchen/dining room, family bathroom, and ensuite facilities in the primary bedroom. Externally, there's a small lawned garden at the front and a larger rear garden with paved pathways, a patio, and gated access to two allocated parking spaces.

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## DESCRIPTION

Situated on the periphery of a modern development in the popular village of Acrefair, this three-bedroom property offers easy access to Wrexham, Oswestry, Llangollen, local motorway networks, and a variety of everyday amenities. The home benefits from UPVC double glazing and gas central heating. The internal layout includes an entrance hall with a cloakroom WC, a living room, and a kitchen/dining room on the ground floor. The first-floor landing leads to the family bathroom and three bedrooms, with the primary bedroom featuring ensuite facilities. Externally, the property boasts a small lawned garden at the front and a larger rear garden, mainly laid to lawn, with paved pathways, a patio, and gated access to two allocated parking spaces.

## LOCATION

Acrefair, a charming village located in the scenic county borough of Wrexham, offers an idyllic blend of rural tranquillity and convenient access to urban amenities. Nestled amidst rolling hills and lush countryside, Acrefair provides a perfect escape from the hustle and bustle of city life while remaining well-connected to key destinations. The village boasts a friendly and welcoming community, making it an ideal place for families, retirees, and anyone seeking a peaceful lifestyle. Acrefair's local amenities include quaint shops, cosy cafes, and well-regarded schools, ensuring that all your daily needs are met with ease. The area is also rich in outdoor recreational opportunities, with picturesque walking trails, cycling routes, and beautiful parks nearby, perfect for nature enthusiasts and those who enjoy an active lifestyle. Transport links from Acrefair are excellent, with easy access to major road networks and public transportation options. The nearby town of Wrexham offers a wider range of shopping, dining, and entertainment choices, as well as healthcare facilities and professional services. For those commuting further afield, the A483 provides a direct route to Chester and the motorway network beyond.

## DIRECTIONS

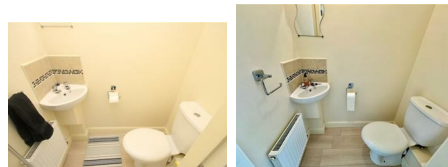
From the Wrexham branch: Head north-east on King Street towards Lord Street, turn right onto Duke Street, turn right onto Regent Street, Regent Street turns left and becomes Bradley Road/A5152, turn right onto Central Road/A541, turn left onto Regent Street/A541, continue to follow A541, at Plas Coch

Roundabout, take the 2nd exit onto Mold Road/A541, at the roundabout, take the 1st exit onto the A483 slip road to Oswestry, merge onto A483, at junction 1, take the A539 exit to Whitchurch/Llangollen, at the roundabout, take the 3rd exit onto Ruabon Interchange/A539, go through 1 roundabout, at the roundabout, take the 3rd exit onto Llangollen Road/A539, turn right onto Willow Court. The destination will be on the right.



## ENTRANCE HALL

The property is entered through an opaque UPVC double glazed front door, which opens to an entrance hall featuring timber laminate flooring and a radiator. Stairs lead up to the first-floor accommodation, and doors provide access to the cloakroom WC, living room, and kitchen/dining room.



## CLOAKROOM WC

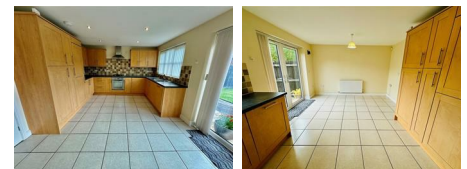
The cloakroom WC is installed with a low-level WC, a corner wash hand basin with a tiled splashback, a radiator, and an extractor fan.



## LIVING ROOM

18'6" x 9'10"

The living room features timber laminate flooring and double aspect windows facing the side and front elevations, both with radiators below. Recessed downlights are set within the ceiling, and the room is highlighted by a living flame gas fire with a feature surround.



## KITCHEN/DINING ROOM

16'4" x 11'4"

The kitchen is fitted with a range of light wood grain effect wall, base, and drawer units complemented by stainless steel handles. Ample work surface space houses a stainless steel one and a half bowl sink unit with a mixer tap and a tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood, along with a fridge freezer, dishwasher, and washing machine. The flooring is ceramic tile, and the room is heated by a radiator. Recessed downlights are set within the ceiling. A window faces the rear elevation, and UPVC double glazed French doors open to the rear garden.

## FIRST FLOOR LANDING

The first floor landing provides access to the loft and features a radiator. A built-in shelved cupboard houses the gas combination boiler. Doors open to all three bedrooms and the bathroom.



## BEDROOM ONE

13'0" x 12'5"

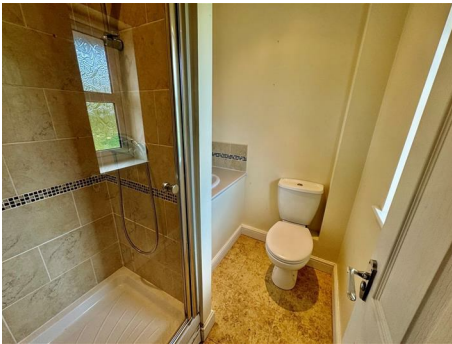
The first bedroom features a window facing the front elevation with a radiator below, a built-in double wardrobe, and a door opening to the ensuite shower room.



## BEDROOM TWO

11'4" x 9'2"

The second bedroom has a window facing the rear elevation with a radiator positioned below, as well as a built-in double wardrobe for storage.



## ENSUITE SHOWER ROOM

6'0" x 4'8"

The ensuite shower room is installed with a separate shower enclosure featuring a thermostatic shower. It also includes a dual flush low-level WC, wash hand basin, radiator, and is partially tiled. An opaque window faces the front elevation, and recessed downlights are set within the ceiling along with an extractor fan.



## BEDROOM THREE

9'9" x 6'10"

The third bedroom has a window facing the rear elevation with a radiator below.



## BATHROOM

10'0" x 5'3"

The bathroom is fitted with a white four-piece suite, which includes a panelled bath with a mixer tap and handheld shower extension, a dual flush low-level WC, a wash hand basin, and a corner shower enclosure with an electric shower. The walls are partially tiled, and there

is a chrome heated towel rail. Recessed downlights and an extractor fan are integrated into the ceiling for lighting and ventilation purposes. An opaque window faces the side elevation, ensuring privacy while allowing natural light into the room.

## EXTERNALLY

A gateway opens to a paved pathway and a small lawn garden with a canopy over the front door, creating a welcoming entrance.

The rear garden is mainly laid to lawn, complemented by a paved patio and pathway. It features an outside water supply and lighting, enhancing usability and ambiance. Gated access leads to the property's off-road parking spaces positioned at the rear.

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly.

All viewings are strictly by appointment with Town and Country Estate Agents Wrexham on 01978 291345 .

## SUBMIT AN OFFER

If you would like to submit an offer please contact the Wrexham branch and a member of the team will assist you further.

## SERVICES TO PROPERTY

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

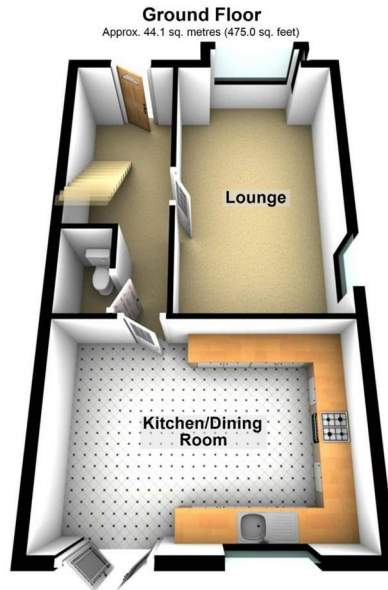
Tenure: Freehold

Council Tax Band: D

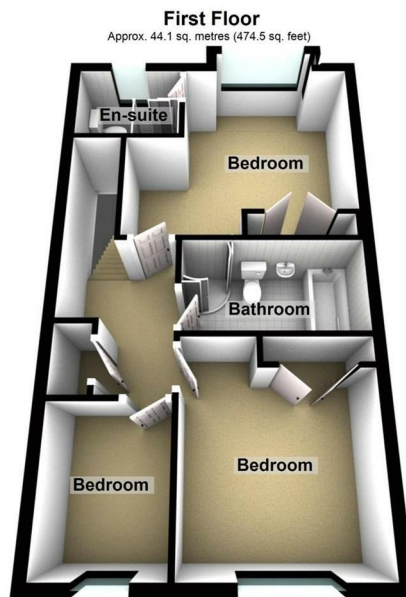
## MORTGAGE SERVICES

Town and Country Estate Agents Wrexham can refer you to a mortgage consultant who can offer you a full range of mortgage products and save you the time and inconvenience by trying to get the most competitive deal to meet your requirements. Our 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. 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.

**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP REPAYMENTS ON YOUR MORTGAGE.**



Total area: approx. 88.2 sq. metres (949.5 sq. feet)



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 most 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
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	