Town & Country

Estate & Letting Agents

Hampden Way, Acrefair, Wrexham £150,000

Situated in a popular location with easy access to local motorway networks and a range of everyday amenities close at hand, this beautifully presented two-bedroom property benefits from gas central heating, UPVC double glazing, and solar panels. The accommodation briefly comprises an entrance hall, spacious living room with French doors to a versatile sitting room/ground floor bedroom, and a kitchen fitted with stylish grey woodgrain-effect units. The first floor offers two double bedrooms and a modern bathroom. Externally, the front garden is designed for low maintenance, featuring golden gravel and shrubs, with gated side access leading to the rear. The rear garden includes a concrete courtyard with two outbuildings and an additional garden space with artificial lawn, a pergola, and access to open fields beyond.

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DESCRIPTION

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LOCATION

Acrefair is a well-connected village on the edge of the Dee Valley, offering a mix of countryside charm and convenience. Just a short drive from Wrexham, it provides local shops, schools, and regular bus and rail links via nearby Ruabon station. Close to the Pontcysyllte Aqueduct and scenic canal walks, Acrefair is ideal for those seeking a peaceful setting with easy access to major roads, Chester, and North Wales attractions.

ENTRANCE HALL

11'0 x 5'6

The property is entered via an opaque UPVC double-glazed door with a full-length side window, opening into a hallway with woodgrain-effect laminate flooring, a radiator, and stairs rising to the first-floor accommodation with spindle balustrades. There is also an understairs storage cupboard.

LIVING ROOM

18'9 x 11'0 (max)

Featuring a window to the front elevation with a radiator below, this room includes woodgrain-effect laminate flooring and an ornamental cast-iron fireplace. UPVC double-glazed French doors open into the sitting room/ground floor bedroom.

SITTING ROOM / GROUNDFLOOR BEDROOM

11'1 x 7'1

With a window to the rear elevation and a radiator below, this flexible space benefits from recessed ceiling downlights and woodgrain-effect laminate flooring.

KITCHEN

11'9 x 7'5

Fitted with a range of attractive grey woodgrain-effect wall, base, and drawer units, complemented by stainless steel handles and work surfaces. A stainless steel single-drainer sink unit with mixer tap is set beneath a tiled splashback. Integrated appliances include a stainless steel oven, hob, and extractor hood. There is space and plumbing for a washing machine, a radiator, a window to the rear elevation, and an opaque UPVC double-glazed back door.

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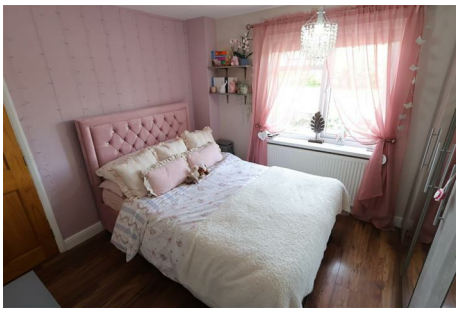
FIRST FLOOR LANDING

With doors off to both double bedrooms and the bathroom, and access to the loft via a retractable ladder. The loft is partially boarded and includes lighting.

BEDROOM ONE

12'4 x 8'7

With woodgrain-effect laminate flooring, a window to the front elevation and radiator below. A deep built-in cupboard over the stairs houses the gas combination boiler. Full-length sliding mirrored wardrobes run along one wall.



BEDROOM TWO

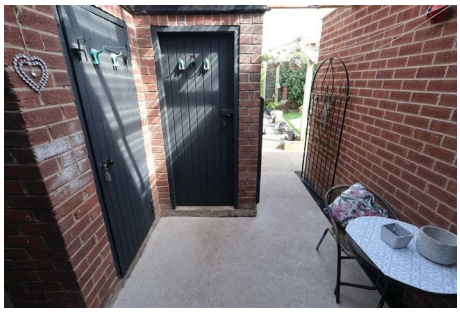
10'6 x 9'8

With a window to the rear elevation, a radiator below, and woodgrain-effect laminate flooring.

BATHROOM

6'5 x 5'4

Fitted with a modern white suite comprising a panelled bath with central mixer tap, thermostatic shower and protective screen above, and a vanity unit housing a dual-flush low-level WC and wash hand basin with mixer tap. The floor is finished in ceramic tiles, the walls are partially tiled, and there is an extractor fan, chrome heated towel rail, and opaque window to the rear elevation.



REAR COURTYARD

8'6 x 8'6

Accessed via a timber side gate, the concrete courtyard includes an outside water supply, lighting, and access to outbuildings. An iron gate opens onto the rear garden.

OUTBUILDING ONE

6'6 x 6'2

With power and lighting, this versatile space could be used as an external utility room or workshop.

OUTBUILDING TWO

3'8 x 2'9

With lighting and housing the consumer unit and controls for the solar panels.

EXTERNALLY

18'0 x 18'2

A low-maintenance rear garden featuring an artificial lawn with shrubbed borders, outdoor lighting, a pergola, and timber gate access to the fields behind the property. Enclosed by timber fencing.

Services (Wrexham)

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

Tenure: Freehold
Council Tax Band B: £1706.00

Viewings (Wrexham)

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

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.

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.

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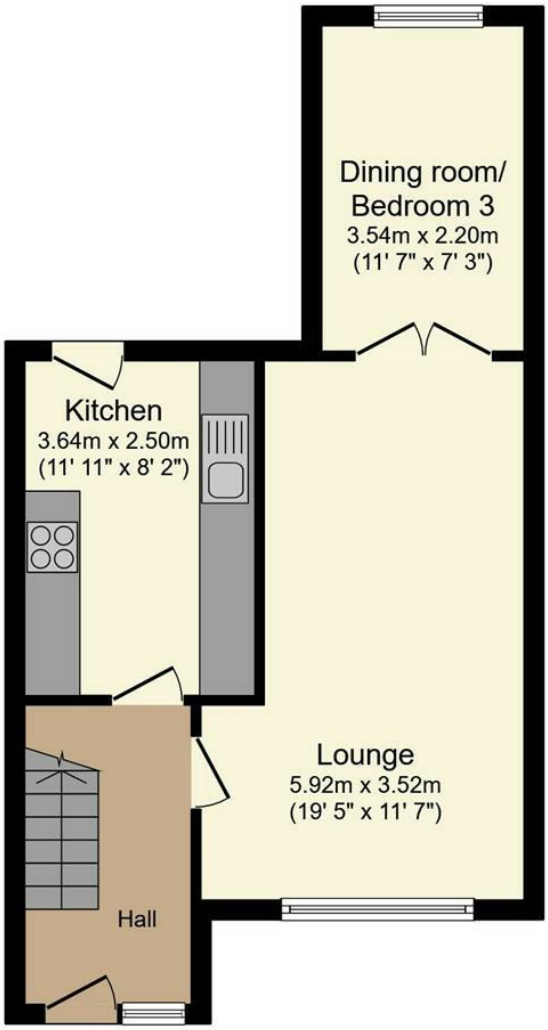
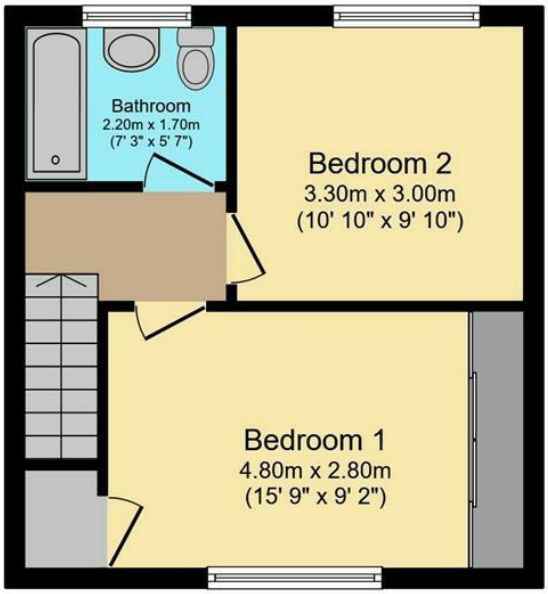


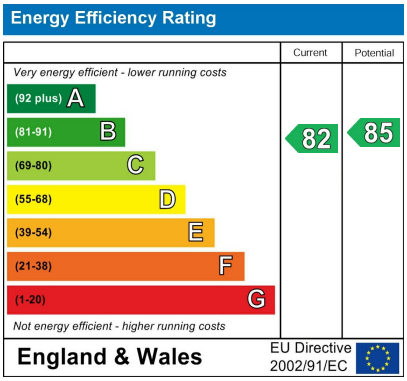
Ground Floor



First Floor

Total floor area 73.9 sq.m. (795 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Purplebricks. Powered by www.focalagent.com



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