

# Town & Country

Estate & Letting Agents

Lancaster Terrace, Acrefair, Wrexham

Offers Over £150,000



Nestled in the charming locale of Lancaster Terrace, Acrefair, Wrexham, this beautifully presented two-bedroom terraced house offers a delightful blend of comfort and convenience. Perfectly situated for easy access to the vibrant towns of Wrexham, Llangollen, and Oswestry, this property is surrounded by a wealth of everyday amenities.

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## DESCRIPTION

This beautifully presented two-bedroom terraced property is ideally located for easy access to Wrexham, Llangollen, and Oswestry, and benefits from a wealth of day-to-day amenities nearby. The home features UPVC double glazing and gas central heating and briefly comprises: an entrance hall, a living room with a cast-iron log burner, a well-appointed kitchen with gloss grey units, a rear hall with utility space, and a ground floor bathroom with a modern white suite. Upstairs are two bedrooms, the smaller with built-in storage and the larger with a full wall of mirrored wardrobes. Externally, there is a golden gravel forecourt to the front and a low-maintenance courtyard with a brick outbuilding, power, and water supply to the rear.



## 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

The property is entered through a UPVC

stained glass and leaded opaque double-glazed door, which opens onto quarry tile flooring. There is a window facing the side elevation and an internal opaque glazed door that leads to the living room.



## LIVING ROOM

12'9 x 12'4

Featuring wood grain laminate flooring, this room includes a window facing the front elevation with a radiator beneath. A fitted base cabinet houses the meters, and there is an additional fitted shelf and display cabinet. The focal point of the room is a charming cast-iron log burner set on patterned tile hearth with a black tile backplate. A partially glazed internal door opens into the kitchen.



## KITCHEN

12'4 x 9'6

The kitchen is fitted with a range of stylish gloss grey wall, base, and drawer units complemented by stainless steel handles. These are set against light wood grain effect work surfaces incorporating a resin single drainer sink with mixer tap and tiled splashback. Integrated appliances include a stainless steel oven, hob, extractor hood, and a fridge/freezer. The flooring is ceramic tile. A window faces the rear elevation, and stairs with a spindle balustrade rise to the first-floor accommodation. A partially glazed door leads to the rear hall.

## REAR HALL

Continuing with the ceramic tile flooring from the kitchen, the rear hall includes a light oak veneer door opening into the bathroom. A UPVC opaque double-glazed door provides access to the rear courtyard. A louvre door opens to a utility space with plumbing and space for a washing machine, a work surface

above, a radiator, and wall-mounted units.



## BATHROOM

6'10 x 5'6

Installed with a modern white three-piece suite comprising a panel bath with mixer tap and integrated shower extension with a folding protective screen, a low-level WC, and a pedestal wash hand basin. The room also features a ceramic tiled floor, partially tiled walls, a radiator, extractor fan, and an opaque window facing the rear elevation.



## BEDROOM ONE

12'6 x 10'3

With wood grain effect laminate flooring, this room features a window facing the front elevation with a radiator below. Along one wall is a range of fitted wardrobes with sliding doors, two of which include mirrored inserts.



## BEDROOM TWO

9'4 x 9'6

Also featuring wood grain effect laminate flooring, this room offers access to the loft space, a window facing the rear elevation with a radiator below, a built-in cupboard housing the Worcester gas combination boiler, and a built-in wardrobe.

## EXTERNALLY

To the front of the property is a concrete pathway alongside a golden gravel garden, enclosed by iron railings. To the rear is a low-maintenance concrete-walled courtyard with a brick outbuilding, lighting, and water supply.

## SERVICES TO PROPERTY

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

Tenure:

Council Tax: A £1462 Per Year

## ARRANGE A VIEWING

Please contact a member of the team and we will arrange accordingly. All viewings are strictly by appointment with Town & Country Estate Agents Chester on 01244 403900.

## SUBMIT AN OFFER

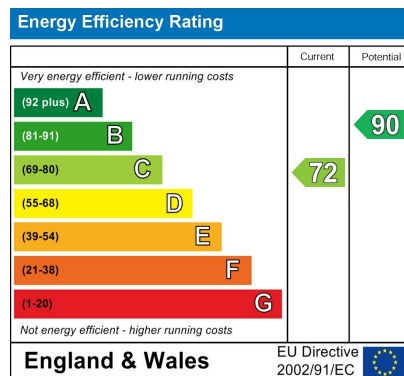
If you would like to submit an offer please contact the Chester branch and a member of the team will assist you further.

## MORTGAGE SERVICES

Town & Country Estate Agents 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 Chester office on 01244 403900. 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.

## ADDENDUM

Property will include blinds, curtains, washing machine, light fittings.



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.