

# Town & Country

Estate & Letting Agents

Acton Park Way, Wrexham

£169,950



Situated within this popular suburb of Wrexham, the property offers easy access to the city centre and local motorway networks, along with a range of day-to-day amenities and facilities close to hand. This light and spacious three-bedroom home benefits from UPVC double glazing and gas central heating. In brief, the accommodation comprises a vestibule, entrance hall with cloakroom/WC, kitchen/dining room, and living room. To the first floor are three bedrooms and a modern white three-piece bathroom suite. Externally, the property features a lawned garden to the front, while to the rear is a predominantly decked patio area with steps descending to a lower red gravel garden, timber rear access, and a single garage.

Imperial Buildings, King Street, Wrexham, LL11 1HE  
[info@townandcountrywrexham.com](mailto:info@townandcountrywrexham.com)

TEL: 01978 291345



## DESCRIPTION

A three-bedroom mid-terrace house located in a popular residential area of Wrexham. The property offers a living room, kitchen/dining room, and ground floor cloakroom/WC. On the first floor are three bedrooms and a family bathroom. Externally, there is a lawned front garden and an enclosed rear garden with a decked patio, gravel area, and a single garage. The home benefits from uPVC double glazing and gas central heating and provides convenient access to local amenities, schools, and transport links.



## LOCATION

Acton Park Way is situated within a well-established residential area of Wrexham, close to the popular Acton Park and within easy reach of local amenities. The area offers convenient access to primary and secondary schools, shops, and public transport links. Wrexham city centre is only a short drive away, providing a wider range of facilities, restaurants, and leisure options. The location also

benefits from good road connections to the A483, offering routes towards Chester, Oswestry, and the surrounding areas.

## VESTIBULE

The property is entered through an opaque PVC double-glazed door, which opens to a vestibule with a glazed internal door leading to the reception hall.

## RECEPTION HALL

11'4" x 5'6"

Featuring a radiator, a deep built-in cloaks/storage cupboard, and an open staircase rising to the first-floor accommodation. Doors lead off to the cloakroom WC, kitchen/dining room, and living room.



## CLOAKROOM W/C

9'7" x 2'5"

Fitted with a low-level WC and a vanity unit incorporating a wash hand basin with mixer tap and tiled splashback. There is a ceramic tiled floor, radiator, and a small high-level opaque window facing the rear elevation.



## KITCHEN/DINER

14'5" x 10'2"

Fitted with a light wood grain-effect kitchen comprising wall, base, and drawer units with stainless steel handles and ample worksurface space housing a stainless steel single drainer sink unit with mixer tap and tiled splashback.

There is an integrated stainless steel oven, hob, and extractor hood, along with housing for an Ideal Logic gas boiler. Space and plumbing are provided for a washing machine. The room also features a ceramic tiled floor, radiator, window to the rear elevation, and an opaque double-glazed back door.



## LIVING ROOM

15'1" x 11'4"

With a window facing the front elevation, a radiator, and a marble hearth with an ornate Adam-style surround housing an electric fire.

## FIRST FLOOR LANDING

Doors lead off to the bathroom, all three bedrooms, the airing cupboard, and provide access to the loft.



## BEDROOM ONE

13' x 10'1"

Having a window to the front elevation and a radiator.



## BEDROOM TWO

10'3" x 8'9"

With a window facing the rear elevation, a radiator below, a built-in double mirrored wardrobe, and an additional built-in cupboard.



## BEDROOM THREE

9'9" x 7'1" max

With a window to the front elevation and a radiator below.



## BATHROOM

8'1" x 5'2"

Fitted with a modern white three-piece suite comprising a panelled bath with an electric shower and protective screen above, a low-level WC, and a pedestal wash hand basin. The walls are partially tiled, with a radiator and an opaque window to the rear elevation.



## EXTERNALLY

To the front of the property is a lawned garden with a concrete pathway leading to the front door. To the rear of the property is a single garage, along with timber-gated access opening to a red gravel garden with steps rising to an elevated decked patio area.



## 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.**

## Services (Wrexham)

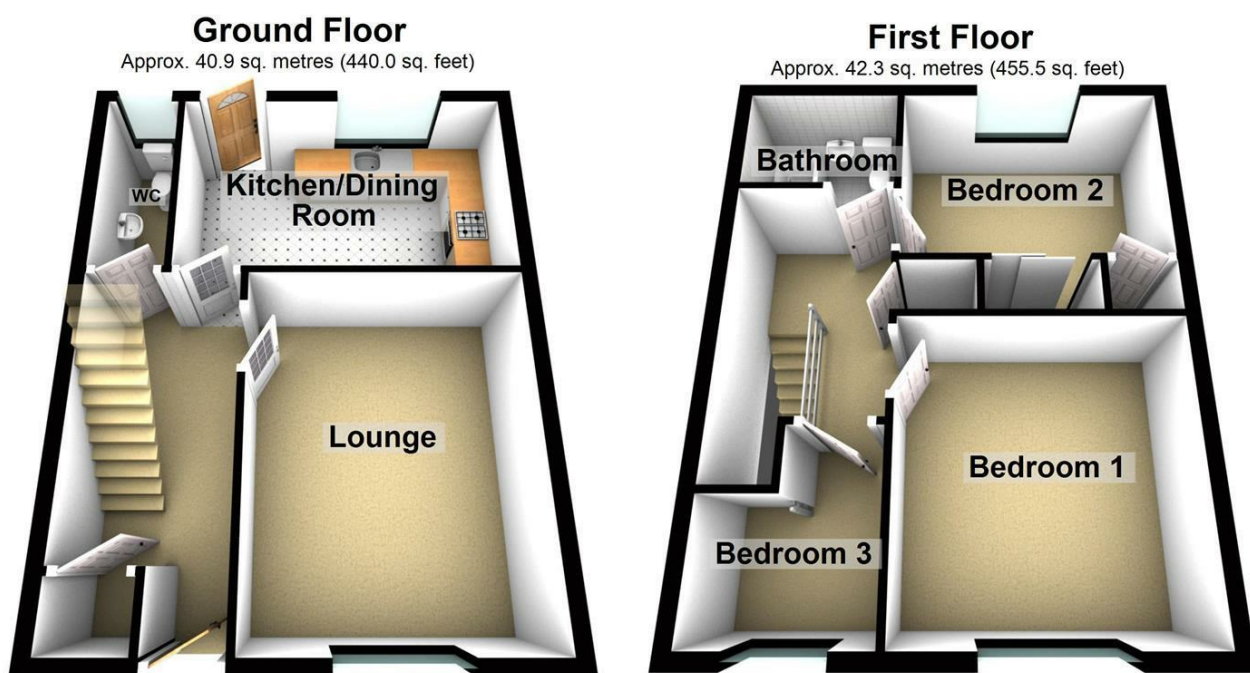
The agents have not tested any of the appliances listed in the particulars.

## 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.



Total area: approx. 83.2 sq. metres (895.5 sq. feet)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 74      | 79                      |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.