

Town & Country

Estate & Letting Agents

Bethania Road, Acrefair, Wrexham

£210,000



A well-presented three-bedroom semi-detached home in the popular village of Acrefair, offering modern accommodation with contemporary finishes, gas central heating, and UPVC double glazing.

No Onward Chain

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com

TEL: 01978 291345

DESCRIPTION

A beautifully presented three-bedroom semi-detached home situated in the popular village of Acrefair, ideally located for access to Wrexham, Llangollen, and Oswestry. The property offers modern, well-appointed accommodation with contemporary finishes throughout and benefits from gas central heating and UPVC double glazing.



LOCATION

Acrefair is a well-connected village between Wrexham and Llangollen, offering a blend of rural charm and convenience. Surrounded by beautiful countryside and close to the UNESCO-listed Pontcysyllte Aqueduct, the area has local shops, schools, and excellent transport links via the A483 and nearby Ruabon railway station.



ENTRANCE HALL

Entered via an opaque UPVC double glazed front door opening to a welcoming hallway with porcelain tiled flooring, anthracite column-style radiator, stairs to the first floor, and

oak veneer doors to the kitchen and living room.



LIVING ROOM

11'4 x 11'2

Featuring light grey wood-grain laminate flooring, a window to the front elevation, radiator, and a living flame gas fire set in a marble hearth with an Adam-style surround.



KITCHEN

17 x 9'4

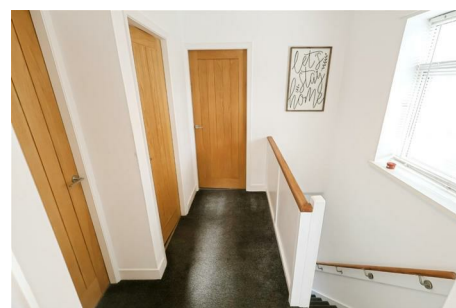
A stylish and contemporary kitchen fitted with a range of grey gloss wall, base, and drawer units complemented by marble-effect worktops incorporating a breakfast bar. Integrated appliances include an oven, hob with extractor, fridge/freezer, dishwasher, and washing machine. Porcelain tiled flooring, anthracite column radiator, recessed ceiling spotlights, window to the rear, and under-stairs storage. Open thoroughway to the garden room and side door access.



GARDEN ROOM

6'4 x 6'2

With porcelain tiled flooring, window to the rear, and UPVC double glazed door opening to the rear garden.



LANDING

With light oak veneer doors to all bedrooms and bathroom, window to the side, and access to loft.



BEDROOM ONE

11'7 x 10'3

Window to front elevation and radiator.



BEDROOM TWO

9'2 x 9'2

Built-in wardrobe, radiator, and window to the rear elevation.



BEDROOM THREE

6'7 x 6'2

Window to front elevation and radiator.



BATHROOM

5'2 x 5'4

Beautifully tiled and fitted with a panel bath featuring a waterfall mixer tap and electric shower over, vanity wash basin with mixer tap, dual flush WC, chrome heated towel rail, and opaque window to rear.



EXTERNALLY

Driveway with carport providing off-road parking, lawn and shrub garden, storm porch with lighting, and timber gated side access to the rear garden. Rear garden enjoying a sunny south-facing aspect, the rear garden features a large decked patio with external water supply, a well-maintained lawn with established plants, shrubs, and trees, creating an attractive and private outdoor space.



Services

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

Freehold

Council Tax - C (£1949 Per Year)

Viewings

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

To Make an Offer

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

Mortgage Advice

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.

Master Floorplan Image



Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale.
www.propertyphotographs.com Direct Dial 07973 205 507
Plan produced using PlanUp.

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
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	56	76
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC