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Estate & Letting Agents

Trefynant Park, Acrefair, Wrexham £219,950









Situated in a popular residential area with excellent access to Wrexham, Oswestry, Llangollen and major road networks, this greatly extended three-bedroom semi-detached home offers spacious accommodation, generous gardens and a substantial detached garage. The property benefits from UPVC double glazing and gas central heating and comprises an entrance porch, reception hall, living room, dining room, extended kitchen/breakfast room, ground floor bathroom, three first-floor bedrooms with storage, and a low-maintenance rear garden with raised decked patio.

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DESCRIPTION

Situated within this popular residential location offering excellent access to Wrexham, Oswestry, Llangollen and major road networks, this greatly extended three-bedroom semi-detached property provides spacious and versatile accommodation, generous gardens and a substantial detached garage.

Benefitting from UPVC double glazing and gas central heating via a Worcester combination boiler, the accommodation briefly comprises an entrance porch, reception hall, living room, dining room, an impressive extended kitchen/breakfast room, and a ground floor bathroom. To the first floor are three bedrooms and useful storage cupboards. Externally the property offers a shared driveway, large detached garage and a low-maintenance rear garden with raised decked patio.



LOCATION

Situated in the established residential area of Acrefair, Wrexham, the property offers easy access to local shops, schools, and amenities. Ruabon rail station and regular bus routes provide excellent transport links, while Wrexham, Llangollen, and surrounding towns are all within a short drive, making it ideal for families and commuters alike.

ENTRANCE PORCH

4'10" x 2'10"

Entered via a UPVC leaded double glazed front door with windows to the front and side elevations. Internal UPVC stained glass and leaded double glazed door leading into the reception hall.

ENTRANCE HALL

Stairs rising to first floor accommodation. Light oak veneer door to bathroom and further doors leading to the living room and kitchen/breakfast room.



LIVING ROOM

21'0" x 10'8"

Bow window to the front elevation, radiator, ornamental Adam-style fire surround and patio doors opening into the dining room.



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DINING ROOM

19'6 x 9'1

Radiator and UPVC double glazed French doors opening onto the raised decked patio area.



KITCHEN/BREAKFAST ROOM

29'0 x 9'0

An impressive extended space fitted with a range of light oak woodgrain effect wall, base and drawer units with display cabinets and ornamental handles. Ample work surface incorporating breakfast bar and stainless steel one and a half bowl sink unit with mixer tap. Integrated dishwasher, space for cooker with extractor hood above, space and plumbing for washing machine.

Part ceramic tiled flooring, partially tiled walls, fitted cabinet housing the gas Worcester combination boiler, radiator, three windows to the side elevation, one to the rear and a UPVC double glazed rear access door.



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BATHROOM
8'7 x 5'0

Two opaque windows to the side elevation, under-stairs storage cupboard, radiator, tiled walls and panel ceiling with inset downlights. Fitted with a panel bath with electric shower and screen, low-level WC and pedestal wash hand basin.

LANDING
Window to the side elevation, two built-in storage cupboards (one partially shelved), loft access and doors leading to all bedrooms.



BEDROOM ONE
11'5 x 10'5" max

Window to rear elevation, woodgrain laminate flooring and a range of sliding wardrobes, one with mirrored insert.



BEDROOM TWO
10'5" x 9'3"

Window to front elevation, laminate flooring, radiator and fitted double wardrobe with sliding doors.



BEDROOM THREE
10'3" x 8'1" max

Window to side elevation, radiator, laminate flooring and fitted sliding wardrobe.



EXTERNALLY
To the front of the property is a raised golden gravel and shrub garden with outside lighting, alongside a shared driveway running to the right-hand side providing access to a substantial detached garage. The garage measures approximately 40'0" x 9'0", benefiting from an up-and-over door, power, lighting and two side personal access doors. Gated access leads to the rear where there is a raised decked patio area overlooking a generous, predominantly paved low-maintenance garden with circular flower beds, planted sloped section, timber shed, outside lighting and water supply, all enclosed by timber fencing.



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Services (Wrexham)
The agents have not tested any of the appliances listed in the particulars.

Tenure - Freehold.

Council Tax Band - D (£2193)

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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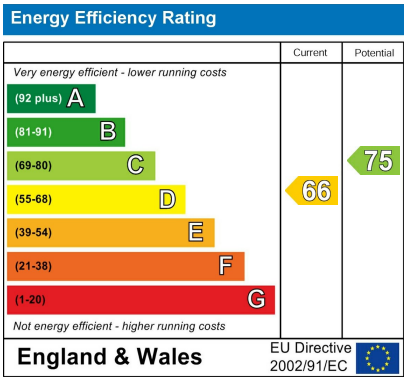
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Ground Floor
Approx. 78.0 sq. metres (839.1 sq. feet)



First Floor
Approx. 39.1 sq. metres (421.1 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.