

# Town & Country

Estate & Letting Agents

Whalleys Way, Acrefair, Wrexham

£139,950



A three-bedroom corner-plot home offered with no onward chain, featuring a spacious living/dining room, kitchen with utility, front and rear gardens, and off-road parking, conveniently located for amenities and transport links.

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**TEL: 01978 291345**



## DESCRIPTION

Located on a corner plot within a popular village location, this three-bedroom property benefits from UPVC double glazing throughout and is offered for sale with no onward chain. The accommodation comprises an entrance hall, spacious living/dining room, kitchen/breakfast room with utility, three bedrooms, a bathroom, and separate WC. Externally, the property offers front and rear gardens, gated side access, a concrete seating area, timber shed, and off-road parking.



## LOCATION

This property is situated within the established and popular village of Acrefair, offering a range of local amenities including shops, schools, and everyday services. The area is well placed for access to Wrexham town centre, Llangollen, and surrounding villages.. The location also benefits from nearby countryside walks and recreational facilities, combining village living with strong transport connectivity.

## ENTRANCE HALL

The property is entered via a UPVC opaque double-glazed front door opening into the entrance hall. The hall benefits from a radiator, stairs rising to the first-floor accommodation, and a door opening into the living/dining room.



## LIVING/DINING ROOM

19'1x12'2

A spacious living area with a window to the front elevation and radiator beneath. To the rear, UPVC double-glazed doors with side windows open out to the garden. The room also features a marble half fireplace with an ornate Adam-style surround.



## KITCHEN

19'1x9'0

Fitted with a range of wall, base, and drawer units with complementary work surfaces incorporating a resin single drainer sink with mixer tap. There is space for a cooker, windows to both front and rear elevations, a radiator, and an opaque UPVC double-glazed door leading to the utility room.



## UTILITY ROOM

10'3x4'1

With ceramic tiled flooring, space and plumbing for a washing machine, windows to the rear and side elevations, and an opaque UPVC double-glazed door providing access to the side of the property.

## FIRST FLOOR

The landing provides access to the loft space and doors leading to all three bedrooms, the bathroom, and a separate WC.



## BEDROOM ONE

12'3x8'8

With over-stairs storage cupboard, window to the front elevation, and radiator



## BEDROOM TWO

13'9x9'5

Featuring an airing cupboard, window to the rear elevation, and radiator.



## BEDROOM THREE

10'9x5'8

With a window to the front elevation and radiator beneath.



## BATHROOM

7'5x4'5

Installed with a panelled bath with shower over, pedestal wash hand basin, tiled walls, radiator, and an opaque window to the rear elevation.



## SEPARATE WC

Housing a low-level WC with an opaque window to the rear elevation.



## EXTERNALLY

The rear garden includes a concrete patio seating area, paved pathway, lawn, and shrub borders, along with a timber shed. The boundaries are defined by hedging. There is an external light and water supply. A pre-fabricated garage is currently being dismantled and will be replaced with an off-road parking space.

## Services

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

Council Tax Band - B (£1706)

## Viewings

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

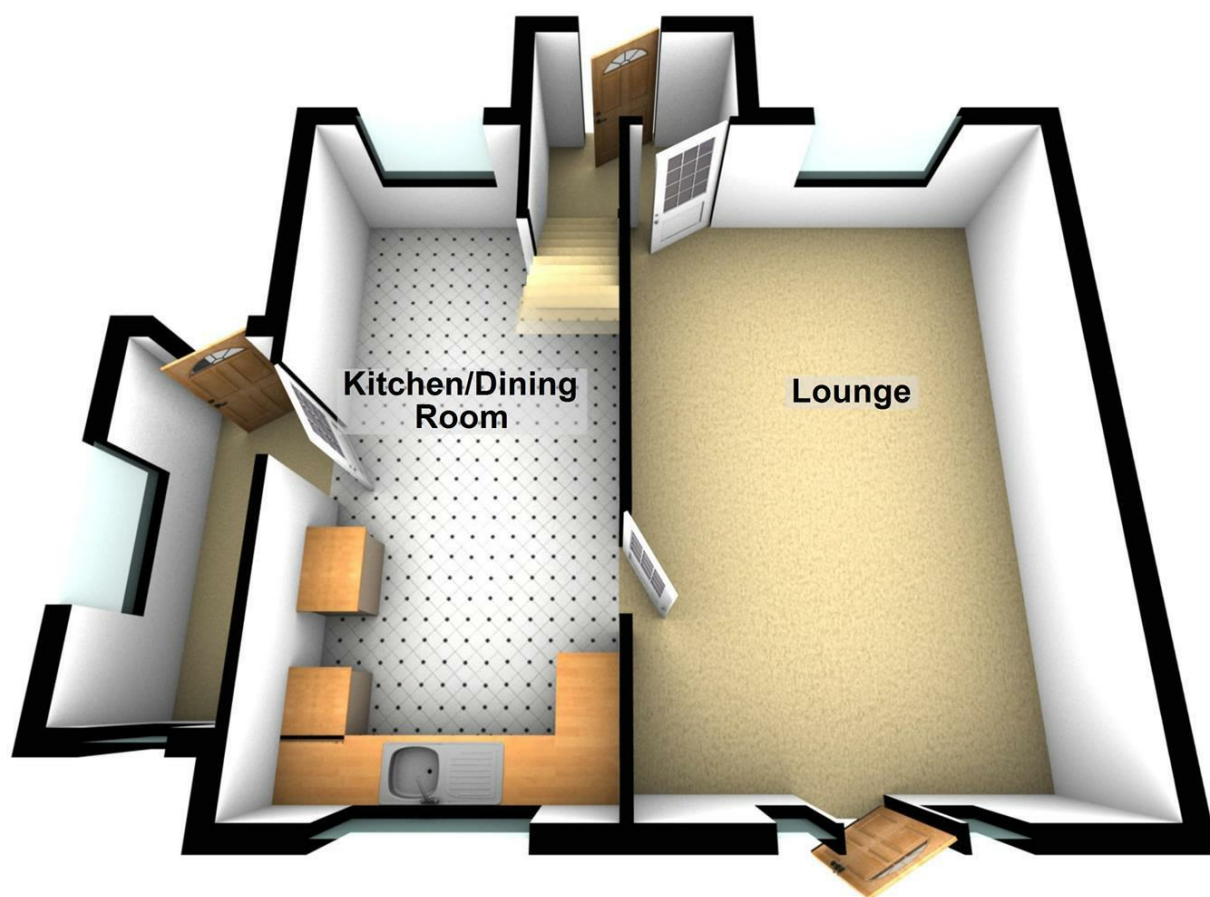
## To Make An Offer

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

## Mortgage Advice

Town & 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 normally charges no fees, although depending on your circumstances a fee of up to 1.55% of the mortgage amount may be charged. Approval No.H110624  
**YOUR HOME MAY BE REPOSSESSED IF YOU DO NOT KEEP UP WITH REPAYMENTS ON YOUR MORTGAGE.**

## Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	76
(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.