

# Town & Country

Estate & Letting Agents

Bethania Road, Acrefair, Wrexham

£320,000



A traditional three-bedroom semi-detached home in the heart of Acrefair, offering two reception rooms, garage, and a substantial parcel of land to the rear with potential for development (subject to planning). Conveniently located for local amenities and motorway links, the property benefits from gas central heating and is available with no onward chain.

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## DESCRIPTION

Located in the heart of the popular village of Acrefair, south of Wrexham, this traditional three-bedroom semi-detached property benefits from a substantial parcel of land to the rear. The property offers easy access to local motorway networks and a host of day-to-day amenities and facilities.

The home is partially uPVC double glazed and benefits from gas central heating. Internal accommodation comprises an entrance hall, living room, dining room, kitchen, rear porch, first-floor landing, three bedrooms, and a shower room.

Externally, the property features a front forecourt with iron railings and gated access to the garage, a side garden, rear courtyard, and a large parcel of land with separate access from Delph Road (subject to any necessary planning permissions).



## LOCATION

Acrefair is a well-established village community located south of Wrexham, offering a range of local shops, schools, and everyday amenities. The area provides excellent road links via the A483 for commuting to Chester, Oswestry, and Shrewsbury, while also being close to open countryside and scenic walks. The village setting makes it ideal for families and buyers seeking a balance between convenience and semi-rural living.

## ENTRANCE HALL

The property is entered via an opaque leaded composite double-glazed front door opening onto wooden flooring. There is a radiator, stairs rising to the first-floor accommodation, and panel doors leading to the living room and dining room.



## LIVING ROOM

(13'6" × 11'4")

Featuring wooden flooring, a bay window to the front elevation, radiator, and a coal-effect gas fire with Adam-style surround. An open throughway with stained glass and leaded detailing leads into the dining room.



## DINING ROOM

(13'1" × 11'8")

With two wooden-framed opaque sash windows to the side elevation, wooden flooring, radiator, under-stairs storage cupboard, and a wall-mounted inset gas fire.



## KITCHEN

(13'8" × 10'0")

Fitted with light oak-style wall, base, and drawer units with ornamental handles and display cabinets. Incorporating a stainless steel single drainer sink unit with mixer tap, partially tiled walls, radiator, and built-in shelved pantry. There is space for a range

cooker with extractor hood above. Windows to the rear and side elevations provide natural light, and a double-glazed timber door leads to the rear porch.



## BEDROOM ONE

(12'3" × 9'2")

With radiator, window to the rear elevation, and ornamental cast-iron fireplace.



## BEDROOM TWO

(11'0" × 8'6")

With window to the side elevation, radiator, and cast-iron fireplace.



## BEDROOM THREE

(9'8" × 10'8")

With cast-iron fireplace, radiator, and window to the front elevation.



## SHOWER ROOM

(7'8" x 4'6")

Formerly a bathroom, now converted into a wet room. Comprising low-level WC, pedestal wash hand basin, shower area with seat and electric shower, fully tiled walls, chrome heated towel rail, opaque front-facing window, and extractor fan.



## LOFT

14'0" x 14'0". (approximately)

Access to loft is via retractable ladders.

## REAR PORCH

(5'2" x 8'4")

With ceramic tiled flooring, plumbing and space for a washing machine with work surface above, partially tiled walls, and windows to the rear and side elevations. A double-glazed timber-framed back door opens to the rear, and a further door provides access to the garage.

## EXTERNAL

Located to the left-hand side when viewed from the road, this is a long garden enclosed by timber fence panels, with an iron gate opening to the rear courtyard.



## ADDENDUM

Current access to the land at the rear will not transfer with the sale. However, the property borders Delph Road, and alternative access could potentially be created from there, subject to the relevant planning permissions being obtained.

Currently there is an overage which is ten percentage over 20 years.



## PARCEL OF LAND

A substantial parcel of land situated to the rear of the property, with separate access available from Delph Road. The land offers a variety of potential uses, including possible development opportunities, all subject to the relevant planning permissions.



## GARAGE

(25'0" x 9'7")

With single-glazed side windows, power and lighting, and folding garage door.

## Services (Wrexham)

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

Council Tax Band - C (£1949)

Tenure - Freehold

## Viewings

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

## To Make an Offer (Wrexham)

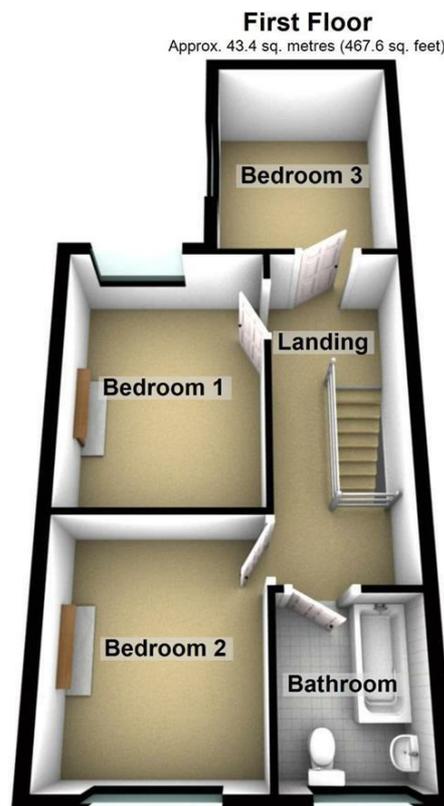
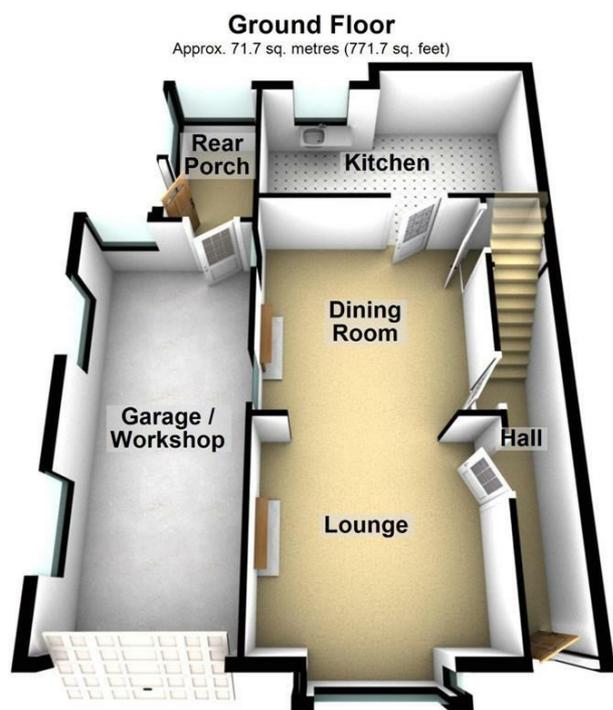
If you would like to make an offer, please contact a member of our team who will assist you further.

## 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.**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		66	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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 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.