Town & Country

Estate & Letting Agents

Oak Road, Acrefair, Wrexham £175,000









A spacious four-bedroom home situated in the popular village of Acrefair, offering versatile accommodation ideal for family living. The property features a generous living room with a bay window and feature fireplace, a fitted kitchen with high-gloss cabinetry, a useful utility area and a modern downstairs shower room. Upstairs are four bedrooms and a family bathroom, with additional benefits including UPVC double glazing, built-in storage and original character features. Conveniently located close to local amenities, schools and transport links.

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

TEL: 01978 291345

Oak Road, Acrefair, Wrexham

Town&Country
Estate & Letting Agents

DESCRIPTION

Situated in the popular village of Acrefair, this spacious four-bedroom home offers versatile accommodation, making it an ideal choice for families and buyers seeking generous living space. The property benefits from a welcoming living room with a feature fireplace and bay window, a fitted kitchen, a useful utility area and a modern downstairs shower room. To the first floor are four bedrooms and a family bathroom, providing flexible accommodation to suit a variety of needs.

Further benefits include UPVC double glazing, character features and a convenient location within easy reach of local amenities, schools and transport links.



LOCATION

Situated in the village of Acrefair, the property enjoys a convenient position within easy reach of local shops, schools and everyday amenities. The neighbouring villages of Cefn Mawr and Ruabon provide further facilities, including supermarkets, healthcare services and Ruabon railway station, approximately one mile away. The nearby A483 offers convenient road links towards Wrexham, Chester and Oswestry, making the location suitable for commuters. For leisure and outdoor pursuits, the picturesque Dee Valley, Llangollen and the UNESCO-listed Pontcysyllte Aqueduct are all within easy reach, offering scenic walks and countryside attractions.

ENTRANCE HALL



LIVING ROOM

The living room is a spacious and welcoming area featuring newly fitted carpeting, a large bay window allowing plenty of natural light to enter and a decorative feature fireplace creating an attractive focal point. An internal door provides access towards the kitchen, utility room and downstairs shower room.

-



FIREPLACE



KITCHEN

The kitchen features original tiled flooring and a range of high-gloss white kitchen units, complemented by worktop space for food preparation. There is designated housing for an oven, hob and fridge freezer, along with a small radiator positioned to the right-hand side of the room. A large UPVC double-glazed window overlooks the rear garden, providing natural light.



-



UTILITY

A useful utility area is accessible from the living room, providing additional practical space within the ground-floor accommodation.



DOWNSTAIRS SHOWER ROOM

The downstairs shower room was fitted approximately a few years ago and offers a modern finish, featuring stylish white marble-effect tiling extending from floor to ceiling. The suite comprises a low-level WC, a contemporary walk-in shower and a wall-mounted wash hand basin. A chrome heated towel radiator completes the room.



-

Oak Road, Acrefair, Wrexham

Town & Country
Estate & Letting Agents



BEDROOM ONE

Bedroom one is a spacious and naturally bright room featuring red fitted carpeting and three UPVC double-glazed windows, allowing an abundance of natural light to enter. A large radiator provides heating, while a built-in storage cupboard offers useful additional storage space.



-



BEDROOM TWO

Bedroom two is a generously proportioned double bedroom featuring two UPVC double-glazed windows, providing plenty of natural light. The room also benefits from an original fireplace, adding character and charm.



BEDROOM THREE

Bedroom three features blue carpeting and a UPVC double-glazed window, allowing natural light into the room. A small radiator is positioned to the left-hand side, making this a practical space that could also be utilised as a nursery, dressing room or home office.



BEDROOM FOUR

Bedroom four features grey carpeting and two UPVC double-glazed windows, one overlooking the front elevation and the other overlooking the side elevation, creating a bright and airy atmosphere. A radiator is positioned to the left-hand side of the room.



-



FAMILY BATHROOM

The family bathroom features practical vinyl flooring and is fitted with a suite comprising a low-level WC, a wall-mounted wash hand basin and a bath with shower facilities. Three UPVC double-glazed windows provide natural light, while partial wall tiling around the basin and bath area, together with full tiling to the shower area, offers a practical finish.



SIDE GARDEN

EXTERNAL

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.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

These particulars have been prepared by the Agent for general information and guidance only. They are intended to provide prospective purchasers with an overview of the property and do not constitute, nor form any part of, an offer, contract, warranty or representation.

Whilst reasonable care has been taken in preparing these particulars, neither the Agent nor the Seller gives any representation, warranty or guarantee, express or implied, as to the accuracy, completeness or reliability of any information provided. Prospective purchasers must not rely upon these particulars as statements or representations of fact and should satisfy themselves as to the accuracy of any information which is important to their decision to purchase.

All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and

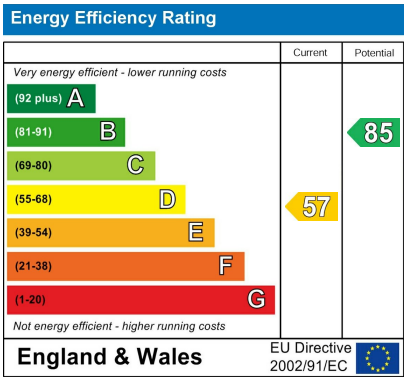
Town & Country
Estate & Letting Agents

Imperial Buildings, King Street, Wrexham, LL11 1HE
info@townandcountrywrexham.com
TEL: 01978 291345

TOWN & COUNTRY
ESTATE & LETTING AGENTS

AWAITING FLOORPLAN

COMING SOON



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.