Town & Country
Estate & Letting Agents

Llangollen Road, Wrexham

£230,000









A beautifully presented three-bedroom character property, combining charming period features with tasteful modern improvements throughout. The accommodation comprises a welcoming entrance hallway with original tiled flooring, a spacious living room with a bay window and log burner, a separate dining room with original quarry-tiled flooring and a further log burner, and a well-appointed kitchen with oak worktops and a ceramic farmhouse sink. To the first floor are three bedrooms and a beautifully appointed family bathroom featuring a traditional freestanding roll-top bath and separate walk-in shower. Externally, the property benefits from an enclosed rear garden with Indian stone paving, a lawned area and a timber pergola, providing an attractive space for outdoor seating and entertaining.

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

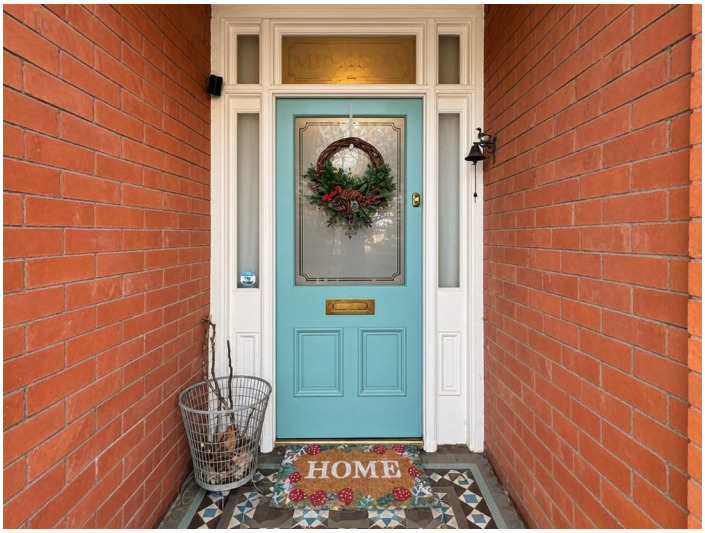
TEL: 01978 291345

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DESCRIPTION

A beautifully presented three-bedroom character property boasting charming original features, two reception rooms with log burners, a well-appointed kitchen and a stylish family bathroom with a freestanding roll-top bath. Externally, the property benefits from an attractive enclosed rear garden with patio seating areas and a timber pergola.



LOCATION

Situated on Llangollen Road in the village of Acrefair, the property is conveniently positioned for access to a range of local amenities, including shops, schools and public transport links. The neighbouring villages of Ruabon and Cefn Mawr offer further amenities, whilst Wrexham city centre and the picturesque town of Llangollen are within easy reach. The area also benefits from attractive surrounding countryside, scenic walks and convenient access to the A483, providing transport links to Chester and Oswestry. The Pontcysyllte Aqueduct, a UNESCO World Heritage Site is within walking distance.



ENTRANCE HALL

The welcoming entrance hallway features beautiful original tiled flooring, with a radiator positioned to the right-hand side. Internal doors provide access to the living room and dining room, with stairs rising to the first-floor accommodation.



LIVING ROOM

12'1" x 10'10"

The beautifully presented living room is fitted with neutral carpeting and features a log burner installed approximately two years ago. A large bay window overlooks the front elevation, complemented by decorative coving, fitted French-style shutters and attractive curved walls surrounding the window. Further features include alcoves on either side of the chimney breast and a large radiator positioned to the right-hand side upon entering.







KITCHEN

19'3" x 8'11"

The well-appointed kitchen features three UPVC double-glazed windows overlooking the rear garden and side elevation, with a UPVC door providing direct access to the rear garden. The kitchen is complemented by oak worktops, a double ceramic farmhouse sink, fitted wine storage, a teal-tiled splashback and black tiled flooring. There is space for a washing machine, tumble dryer and dishwasher, alongside a Leisure Cookmaster 101 gas range cooker. A radiator is positioned to the right-hand side. The Ideal combination boiler, understood to be approximately six to seven years old and regularly serviced, is housed within the kitchen, alongside the consumer unit. A further internal door provides access to a useful understairs storage cupboard.

DINING ROOM

11'7" x 13'0"

The bright and airy dining room boasts original quarry-tiled flooring, floor-to-ceiling fitted cabinetry on either side of the chimney breast and an attractive log burner set upon a slate-tiled hearth, installed approximately two years ago. A large UPVC double-glazed window overlooks the rear garden, allowing plenty of natural light into the room, with a radiator positioned beneath. An archway leads directly into the kitchen, whilst a further internal door provides access to the entrance hallway.



FIRST FLOOR LANDING

15'1 x 5'8

The first-floor landing provides access to all three bedrooms and the family bathroom, with a radiator positioned to the left-hand side.



PRINCIPAL BEDROOM

12'4 x 11'

The main bedroom is fitted with neutral carpeting and features a large UPVC double-glazed window overlooking the rear garden. Further features include alcoves on either side of the chimney breast and a large radiator positioned to the right-hand side.



BEDROOM TWO

11'8 x 10'5

The second bedroom is fitted with neutral carpeting and features a large UPVC double-glazed window overlooking the front elevation, allowing plenty of natural light into the room.



BEDROOM THREE

8'9" x 6'0"

The third bedroom is fitted with neutral carpeting flowing through from the landing and features a UPVC double-glazed window overlooking the front elevation.



FAMILY BATHROOM

9' x 8'9

The beautifully appointed family bathroom comprises a spacious walk-in shower, a traditional freestanding roll-top bath, WC, freestanding washbasin and a traditional heated towel rail. The room is complemented by partial tongue-and-groove wall panelling and a large opaque UPVC double-glazed

window, allowing natural light into the room whilst maintaining privacy. Loft access is also available.







EXTERNALLY

The attractive rear garden features Indian stone paving immediately upon exiting the property, with a step leading to a predominantly lawned garden. A further patio area benefits from a timber pergola, providing an ideal space for outdoor seating and entertaining.

The garden is enclosed by timber fencing, with a timber gate leading to an alleyway providing access to the bin storage area and to the property's own private parking plot.





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Services (Wrexham)

The agents have not tested any of the appliances listed in the particulars.
Tenure: Freehold
Council Tax Band C - £1949.00

Full fibre (FTTP) broadband, installed in July 2025.
Both log burners are HETAS certified, with annual sweeping and safety certificates.
The Leisure range cooker is included in the sale.
The loft is partly boarded and fully insulated.

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.

Property Particulars Disclaimer

IMPORTANT NOTICE – PROPERTY PARTICULARS DISCLAIMER

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All descriptions, measurements, dimensions, areas, distances, photographs, floorplans, maps, boundaries and other particulars are approximate and provided for guidance only. Photographs and marketing materials may not represent the property's current condition, and floorplans are intended to illustrate general layout only and should not be relied upon for measurements, boundaries, construction, alterations or any other purpose.

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Information concerning tenure, title, boundaries, rights of way, easements, covenants, restrictions, leases, service charges, ground rent, council tax, planning permissions, building regulations, alterations, extensions, guarantees, certificates, utilities and other legal or regulatory matters is provided for guidance only and should be independently verified by the purchaser's solicitor or other appropriately qualified adviser.

Any reference to development potential, possible alterations, extensions, conversions or alternative uses of the property does not constitute confirmation that the necessary planning

permission, building regulations approval, consents or other permissions have been or will be granted. Purchasers must make their own enquiries with the appropriate authorities and professional advisers.

The inclusion of any fixture, fitting, appliance, furniture or other item in photographs or particulars does not necessarily mean that it is included in the sale. The purchaser should confirm with their solicitor which items are included or excluded.

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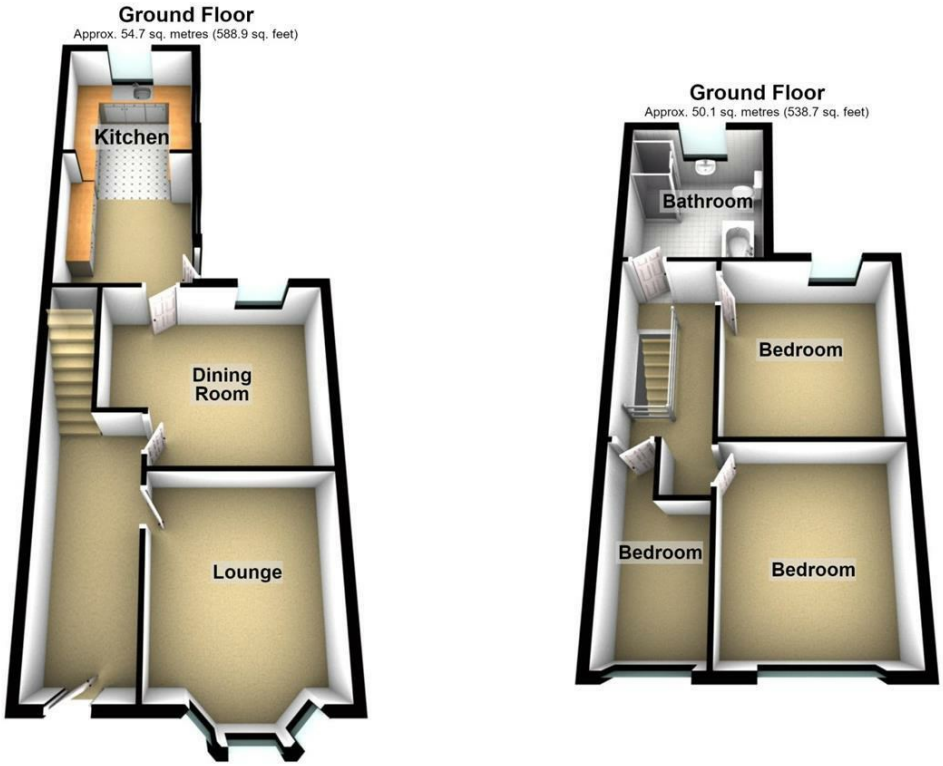
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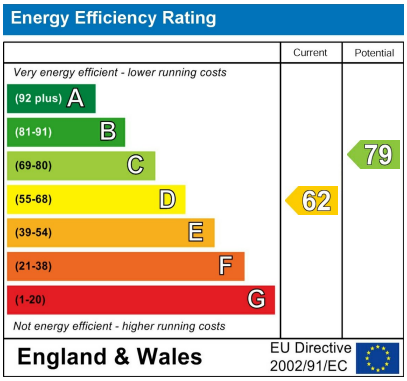
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Total area: approx. 104.8 sq. metres (1127.6 sq. feet)



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