



## Chapel Street, Acrefair, Wrexham LL14 3TB

### £270,000

Situated in the village of Acrefair, this two-bedroom bungalow offers comfortable single-storey living in a popular residential area. The property includes a spacious reception room, kitchen, two double bedrooms, entrance porch, utility area, and family bathroom. There are pleasant garden areas to the rear with a good level of privacy and sun throughout the day, along with off-road parking for multiple vehicles. Located just a short distance from Wrexham, the property benefits from good transport links and easy access to local shops, parks, and other amenities. This is a great opportunity for buyers looking for a practical home in a quiet and convenient location with plenty of potential to personalise.

- DETACHED TWO BED BUNGALOW
- TWO DOUBLE BEDROOMS
- WRAP AROUND GARDEN
- LARGE DRIVEWAY
- NO CHAIN!
- GARAGE AND SUNROOM
- ENTRANCE HALL AND PORCH
- GAS CENTRAL HEATING
- POPULAR RESIDENTIAL AREA NEAR WORLD HERITAGE SITE IN TREVOR



## Entrance Porch

UPVC door, double glazed windows and door to

## Hallway

Vinyl flooring, doors leading to

## Living Room

Double glazed window to front, carpet flooring, radiator, door to

## Kitchen

Range of wall base and drawer units, integrated cooker and hob with extractor fan over, stainless steel sink with mixer tap over, tiled flooring, external door

## Bedroom One

Double glazed window to front, laminate flooring, fireplace, 2x storage cupboards, radiator

## Bedroom Two

Double glazed window to rear, laminate flooring, radiator

## Bathroom

Three piece suite comprising low-level WC, wash hand basin set on a vanity storage unit and walk in shower cubical, tiled floor.

## Sunroom

Electric points, UPVC double glazed windows and double doors

## Garage

Up and over door, electric points

## Outside

To the side of the property is a large drive with space for multiple cars, wrap around garden, lawned area to the front, gravelled area to the rear with steps leading up to small grassed area

## Additional Information

### Important Information

MONEY LAUNDERING REGULATIONS 2003 Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

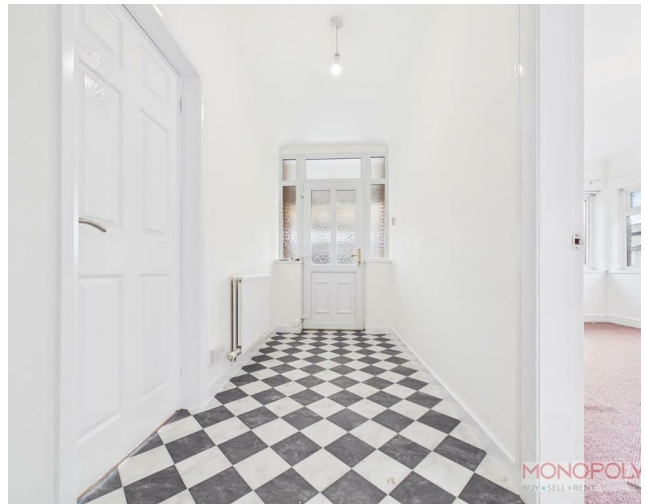
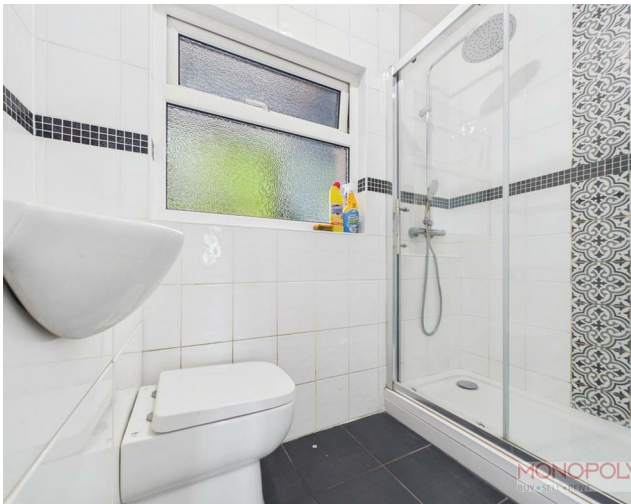
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accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These details must therefore be taken as a guide only.





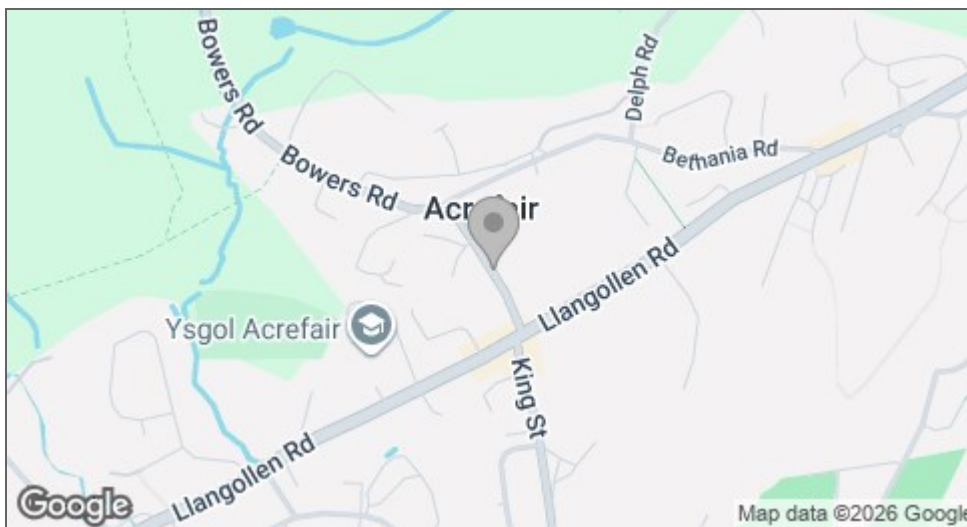




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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