



14

Wrexham | | LL14 3LJ

£350,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Situated within a quiet cul-de-sac in the village of Acrefair, this four bedroom detached family home is offered for sale with the added benefit of no onward chain and enjoys attractive countryside views to the rear. In brief, the accommodation comprises an entrance hallway, living room opening into a dining room with views over the rear garden, kitchen/breakfast room, utility area and downstairs WC, providing ample and versatile ground floor living space. To the first floor, the landing gives access to four bedrooms and a family bathroom, with the principal bedroom benefiting from an en-suite shower room. Externally, the property benefits from a garage and a tarmac driveway providing off-road parking to the front, along with lawned gardens to both the front and rear. A particular feature of the home is the pleasant countryside outlook enjoyed from the rear garden. Rhuddlan Road forms part of a quiet cul-de-sac in Acrefair, where a range of local amenities are within walking distance including shops, eateries, schools and leisure facilities. The surrounding villages offer further amenities, while nearby countryside walks can be found at Trevor and Garth Woods. The popular town of Llangollen is just a short drive away, along with Wrexham city centre. The nearby A483 provides excellent commuter links to Oswestry, Chester and the wider North West.

- FOUR BEDROOM DETACHED FAMILY HOME WITH NO ONWARD CHAIN
- COUNTRYSIDE VIEWS TO THE REAR
- ENTRANCE HALLWAY AND DOWNSTAIRS WC
- SPACIOUS LIVING ROOM OPENING INTO DINING ROOM WITH VIEWS
- KITCHEN/BREAKFAST AREA WITH SEPARATE UTILITY
- PRINCIPAL BEDROOM WITH EN-SUITE
- FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- PLEASANT GARDEN AREAS
- CUL-DE-SAC LOCATION OF ACREFAIR



Entrance Hall

Hardwood door leads into entrance hall with wooden laminate flooring, panelled radiator, ceiling light point, stairs to first floor, doors into downstairs WC, living room and kitchen.

Living Room

UPVC double glazed bay window to the front elevation. Electric fireplace set on a modern surround. Carpeted flooring, ceiling light point, two wall lights, panelled radiator and opening into dining area.

Dining Room

UPVC double glazed sliding doors to the rear elevation with countryside views. Carpeted flooring, panelled radiator, ceiling light point and door into kitchen.

Kitchen/Breakfast Room

Housing a range of wall, drawer and base units with complimentary work surface over incorporating a 1.5 stainless steel sink unit with mixer tap. Integrated appliances include electric oven, grill, gas hob and extractor over. Space for further appliances include dishwasher and fridge freezer. Vinyl flooring, panelled radiator, splash-back tiling, recessed LED lighting, uPVC double glazed window to the rear elevation and archway leading into the utility area.

Utility

Housing a range of wall and base units with work surface over. Space and plumbing for washing machine, vinyl flooring, ceiling light point, panelled radiator and composite door to the rear garden.

Downstairs WC

Two piece suite comprising low-level WC and corner wash hand basin. Wooden laminate flooring, panelled radiator, extractor and ceiling light point.

Landing Area

Ceiling light point, access to loft, carpet flooring, doors to bedrooms and bathroom.

Bedroom One

UPVC double glazed window to the rear elevation. Housing a range of fitted wardrobes with rails and shelving. Carpeted flooring, ceiling light point and panelled radiator. Door leading to en-suite.

En-suite

Three piece suite comprising low-level WC, wash hand basin and corner shower cubical. Carpet flooring, panelled radiator, extractor, shave point and uPVC double glazed frosted window to the rear.

Bedroom Two

UPVC double glazed window to the front elevation. Fitted wardrobes, carpeted flooring, ceiling light point and panelled radiator.

Bedroom Three

UPVC double glazed window to the rear elevation with views. Carpeted flooring, ceiling light point and panelled radiator.

Bedroom Four

UPVC double glazed window to the rear elevation with views. Carpeted flooring, ceiling light point and panelled radiator.

Bathroom

Three piece suite with low-level WC, wash hand basin and panelled bath. Built in storage cupboards, carpet flooring, panelled radiator, extractor and uPVC double glazed frosted window to the front elevation.

Garage

Up and over door with side additional access door, wall mounted boiler, power, lighting, electric box and workstation.





Outside

The property enjoys a pleasant position within a quiet cul-de-sac, with attractive countryside views to the rear. To the front elevation there is a well-maintained lawned garden alongside a tarmac driveway providing off-road parking for two vehicles. Mature hedging forms the boundary, with a pathway leading to the sheltered porch. Gated side access is available via a pathway and timber gate. The rear garden has been thoughtfully arranged to make the most of the outlook, comprising a paved patio seating area, lawned garden and vegetable patch. A raised decked seating area with glass balustrade provides an ideal spot to relax and enjoy the surrounding countryside views. The garden is enclosed by a combination of hedging and fencing to the boundaries.

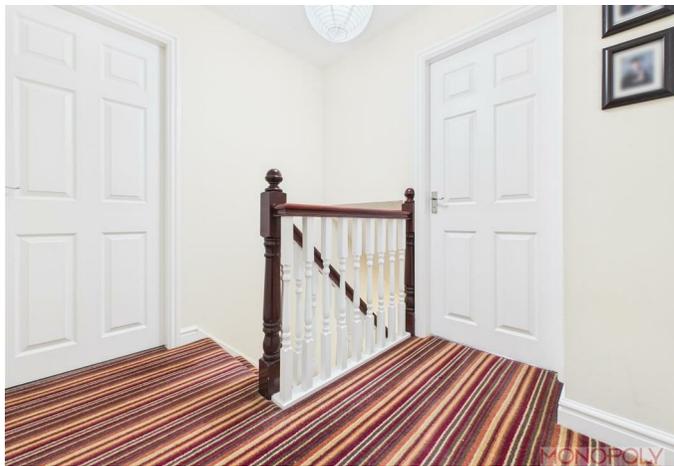
Important Information

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.

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are 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.



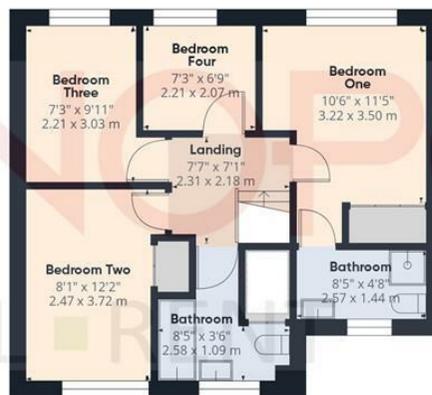




MONEY LAUNDERING REGULATIONS 2003
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Ground Floor



Floor 1



Approximate total area⁽¹⁾
 1095 ft²
 101.7 m²
 Reduced headroom
 1 ft²
 0.1 m²

(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

MONEY LAUNDERING REGULATIONS 2003

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Target	Passive	Current	Target	Passive
Very energy efficient - lower running costs (92-95) A			Very environmentally friendly - lower CO ₂ emissions (82-91) A		
(81-91) B			(61-81) B		
(69-80) C			(50-60) C		
(55-68) D			(35-49) D		
(39-54) E			(21-34) E		
(21-38) F			(11-20) F		
(1-20) G			(1-10) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	







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