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Wrexham | | LL12 8JU

£295,000

MONOPOLY[®]

BUY ■ SELL ■ RENT

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Situated within a quiet cul-de-sac in the highly regarded residential area of Acton, this three bedroom detached family home is offered for sale with the benefit of a new combination boiler being fitted last year. The ground floor has been extended creating open plan living areas. The accommodation comprises an entrance hallway, spacious living room, kitchen, dining room, additional sitting room, conservatory, utility room and ground floor shower room, providing versatile space. To the first floor, the landing gives access to three bedrooms and a family bathroom. The property benefits from a driveway providing off-road parking, an integral garage, and a garden to the front. To the rear is a landscaped garden incorporating a paved patio area and lawn area ideal for outdoor seating and family use. Heol Llawhaden is located within the popular Acton area of Wrexham, known for its established residential setting and convenient access to local amenities. A range of shops, schools and everyday facilities are within close proximity, along with Acton Park offering scenic walks and green space. Wrexham city centre is a short drive away, and the property is well positioned for access to the A483, providing excellent commuter links towards Chester, Oswestry and the wider North West.

- SPACIOUS THREE BEDROOM DETACHED HOME
- ENTRANCE HALLWAY AND GROUND FLOOR SHOWER ROOM
- SPACIOUS LIVING ROOM
- KITCHEN AND DINING ROOM
- SITTING ROOM AND CONSERVATORY
- SEPARATE UTILITY AREA
- GARAGE AND DRIVEWAY
- GENEROUS GARDENS TO FRONT AND REAR
- CUL-DE-SAC
- SOUGHT AFTER RESIDENTIAL LOCATION OF ACTON



Entrance Porch

UPVC double glazed door and window to entrance porch with wall light and uPVC double glazed door into hallway.

Entrance Hallway

Wooden laminate flooring, under-stairs storage cupboard, panelled radiator, ceiling light point, doors into living room and further reception areas.

Living Room

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

Kitchen

Housing a range of wall, drawer and base units with complimentary work surface over incorporating a 1.5 composite sink unit with mixer tap over. Integrated appliances to include eye-level oven, grill, five-ring gas hob and extractor above. Space for fridge freezer and dishwasher. Tiled flooring, ceiling light point, uPVC double glazed window overlooking the garden and opening into the dining area.

Dining Area

Continuation of tiled floor, panelled radiator, ceiling light point and opening into sitting room.

Sitting Room

Housing a range of fitted units for storage, wooden flooring, ceiling light point, panelled radiator and opening into conservatory.

Conservatory/Playroom

UPVC double glazed windows to the rear garden and door leading to the rear. Wooden flooring, panelled radiator, ceiling light and door into utility.

Utility Room

Space and plumbing for washing machine and tumble dryer with work surface., Tiled floor, ceiling light point and door into downstairs shower room.

Downstairs Shower Room

Three piece suite comprising low-level WC, wash hand basin set in a vanity unit and corner shower cubical with electric shower. Tiled walls, tiled flooring, panelled radiator, ceiling light point and uPVC double glazed frosted window to the rear elevation.

Landing Area

UPVC double glazed window to the side elevation, storage cupboard, carpet flooring, access to loft, ceiling light point, doors to bedrooms and bathroom.

Bedroom One

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

Bedroom Two

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

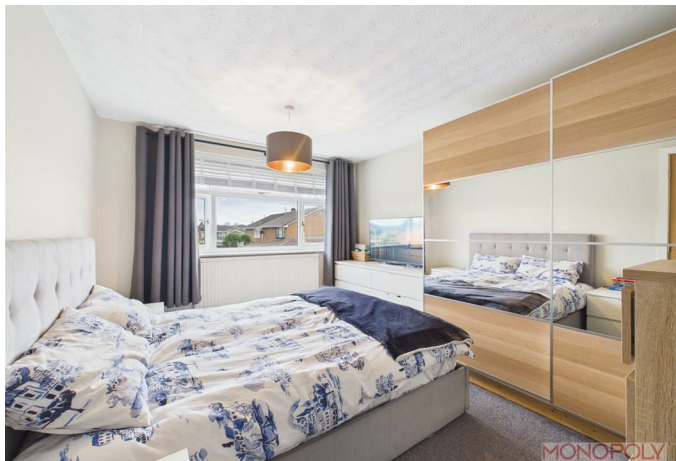
Bedroom Three

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

Bathroom

Three piece suite comprising low-level WC, wash hand basin and panelled bath with electric shower. Vinyl flooring, panelled radiator, ceiling light point, tiled walls and uPVC double glazed frosted window to the rear.





Garage

Up and over door, power, lighting and wall mounted combination boiler.

Outside

The property is set on a generous sized plot. To the front is a driveway for two vehicles, lawned garden area and access either side of the home to the rear garden. There is a spacious lawned garden, slate chippings and paved patio area. There is also an outside tap, lighting and hedging to the boundary for security and privacy.

Additional Information

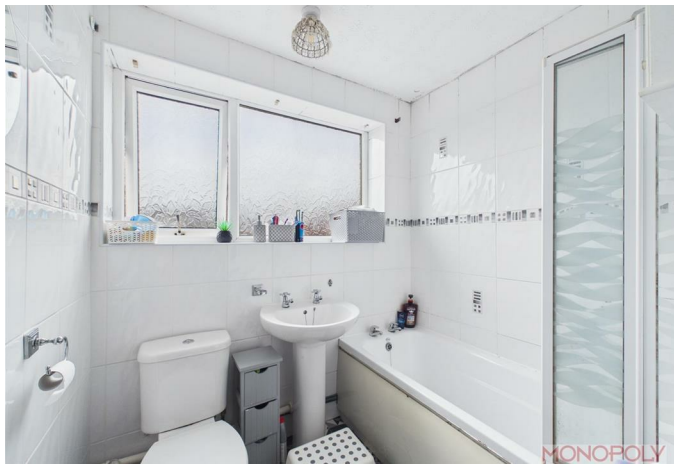
The property was fitted with a new combination boiler last year. The owners have had a new rubber membrane roof with insulation installed on the flat roof area in February 2025.

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.







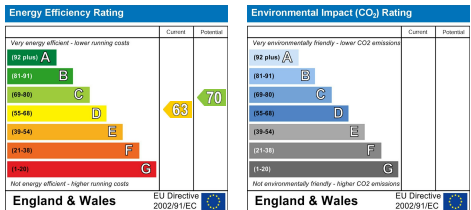


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