



37

Wrexham | Clwyd | LL12 8JE

£325,000

MONOPOLY
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Situated in the highly sought-after area of Little Acton is this beautifully presented and extended four-bedroom detached family home, offering spacious and versatile living accommodation throughout.

In brief, the property comprises an entrance hall, welcoming living room, impressive open-plan kitchen/dining and family area, separate utility room, downstairs shower room, and an additional office/snug, providing flexibility for home working or an extra reception space/bedroom. To the first floor there are four bedrooms, three of which are doubles, along with a contemporary family bathroom. Externally, the property benefits from a generous block-paved driveway to the front providing ample off-road parking, and a well-maintained rear garden with patio seating area and timber pergola - perfect for outdoor relaxation and entertaining. Ffordd Garmonydd is a quiet and desirable residential cul-de-sac in the heart of Little Acton, a popular area known for its community feel and excellent local amenities. Within walking distance are shops, cafés, schools, and the picturesque Acton Park, offering scenic walks and green open space. Wrexham City Centre is just a short drive away, providing a wider range of amenities, restaurants, and leisure facilities. The property also benefits from excellent transport links, with easy access to the A483 and routes into Chester, Oswestry, and the North West, making it ideal for commuters.

- FOUR BEDROOM DETACHED FAMILY HOME
- EXTENDED TO PROVIDE ADDITIONAL FAMILY SPACE
- KITCHEN WITH SEPARATE UTILITY
- DOWNSTAIRS SHOWER ROOM
- LIVING ROOM WITH MEDIA WALL
- FAMILY ROOM WITH LOUNGE/DINING SPACE
- SNUG/OFFICE SPACE
- THREE DOUBLE BEDROOMS PLUS ADDITIONAL BEDROOM
- GARDEN, PATIO AREA AND DRIVEWAY TO THE FRONT
- POPULAR RESIDENTIAL LOCATION OF LITTLE ACTON



Entrance Hall

Timber external porch and composite door with frosted side panel leads into entrance hallway. Carpet flooring, panelled radiator, ceiling light point, door to lounge, stairs to first floor and panelled walls.

Living Room

UPVC double glazed window to the front elevation with venetian blinds. Featuring a media wall with tv alcove, electric fire, cupboards and shelving. Ceiling light point, modern vertical radiator, carpet flooring and hardwood French glazed doors into kitchen/family room.

Open Plan Kitchen/Dining/Family Room

Extended space comprising of a kitchen, lounge and dining space all open plan. The kitchen houses a range of wall, drawer and base units with complimentary work surface over and breakfast bar area. Integrated appliances to include dishwasher, eye-level electric oven and grill, five ring gas hob and extractor hood. Stainless steel sink unit with mixer tap over. There is a multi-fuel burner with exposed flu sat on a slate hearth and space for dining table. The room is finished with a panelled radiator, wooden laminate flooring, recessed LED lighting, two uPVC double glazed windows to the rear and uPVC French style doors to the rear garden area. Door leads into utility, office space and living room

Utility

Housing a range of wall and base units with complimentary work surface over. Space and plumbing for washing machine, tumble dryer and fridge freezer. Tiled flooring, recessed LED lighting and panelled radiator. There are two uPVC double glazed frosted doors to the front and rear. Door leads into ground floor shower room.

Shower Room

Three piece suite comprising low-level WC, pedestal wash hand basin and corner enclosed mains shower cubical with dual hose shower. The room is finished with chrome heated towel rail, fully tiled walls and floor, extractor, shave point and uPVC double glazed frosted window to rear elevation.

Snug/Office

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

Landing Area

Airing cupboard with shelving, carpet flooring, ceiling light point and access to loft space.

Bedroom One

Two uPVC double glazed windows to the front and rear elevation with venetian blinds. Carpet flooring, two panelled radiators and two ceiling light points.

Bedroom Two

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

Bedroom Three

UPVC double glazed window to the rear elevation. Housing a range of fitted wardrobes with rails and shelving. Carpet flooring, modern vertical panelled radiator and ceiling light point.

Bedroom Four

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

Bathroom

Three piece suite comprising low-level WC, wash





hand basin sat on vanity storage and panelled bath. Chrome heated towel rail, recessed LED lighting, tiled walls and flooring. UPVC double glazed frosted window to the rear elevation.

Outside

To the front elevation there is a block paved driveway with space for multiple vehicles with two comfortably. To the rear there is a pleasant garden area with a timber framed pergola, block-paved patio area, lawned garden and decorative stone. Additionally there are power sockets, outside tap and fencing to the boundary for privacy and security.

Additional Information

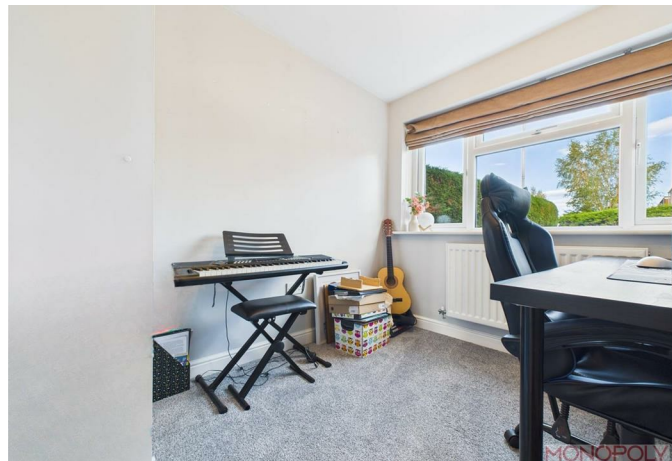
The present owners have maintained and improved the property since residing there. The property has been extended in 2018 and had a garage conversion to maximise the space, providing additional reception rooms. There have been some new radiators, a log burner fitted and general decoration recently.

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.

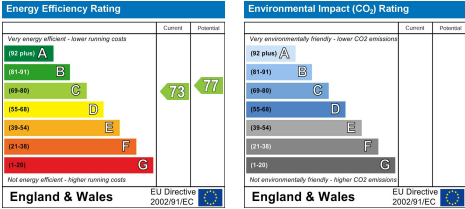








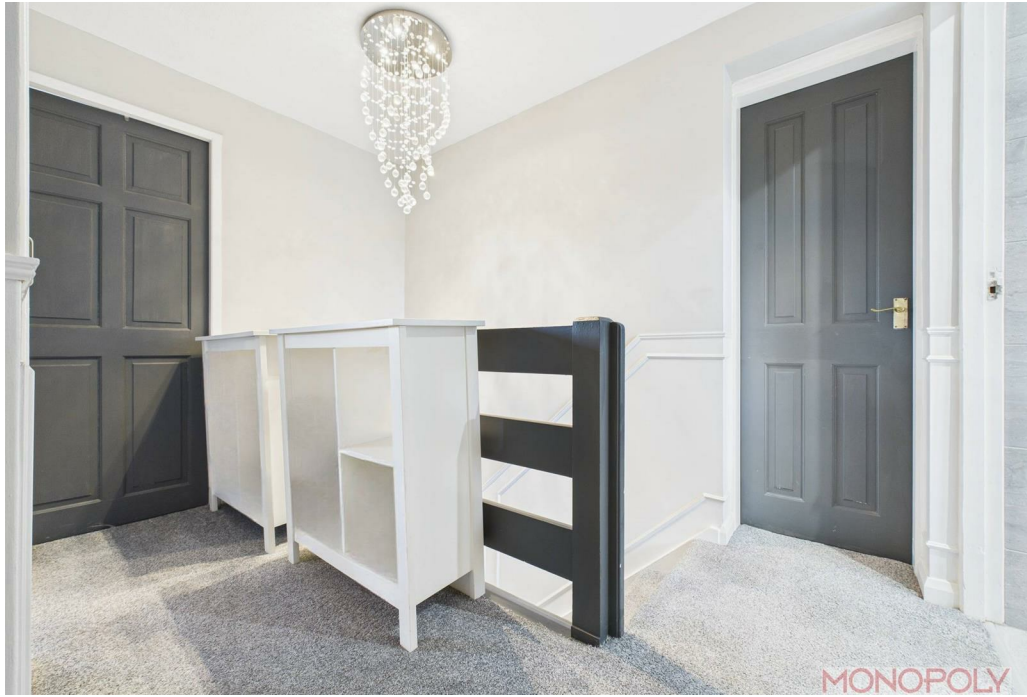
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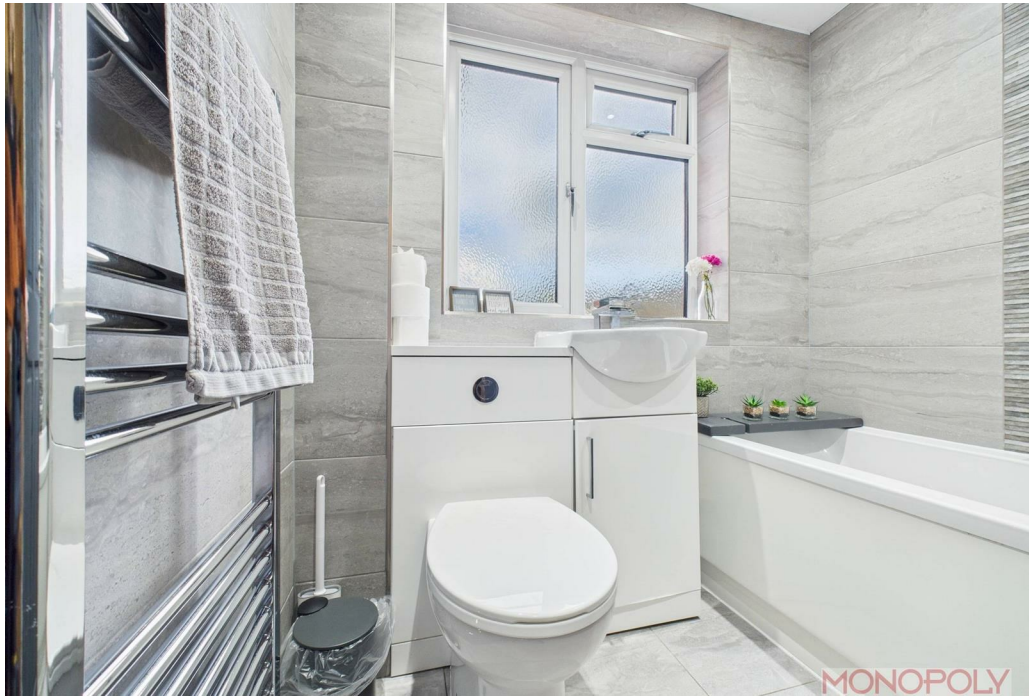


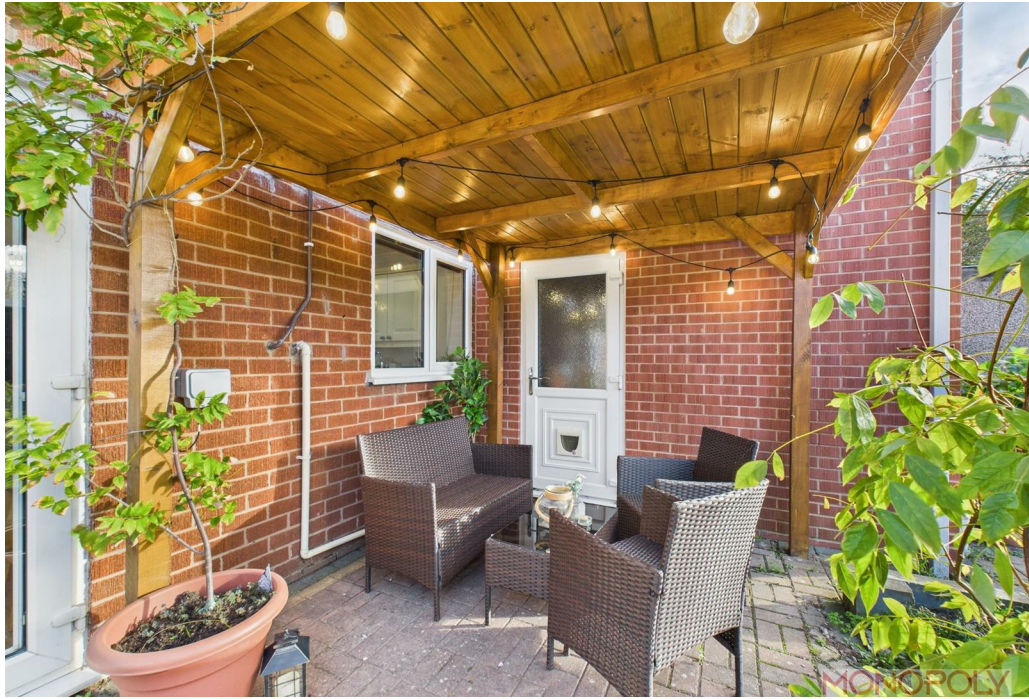


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