



8

Wrexham | LL12 8LQ

£350,000

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Located in the popular Little Acton area of Wrexham, this superbly presented FOUR BEDROOM DETACHED property offers a fantastic home for families seeking modern living and convenience.

Upon entering, you are welcomed through a bright reception hall which leads onto an impeccable, recently fitted kitchen with utility room as well as a cloakroom/w.c, dining room and lounge featuring French doors and a fireplace. Upstairs continues to impress with a modern four-piece bathroom and four well-proportioned stylish bedrooms with the principal bedroom featuring a contemporary en-suite. There is ample parking for two vehicles and a single garage.

Adderley Bank is a pleasant residential cul-de-sac located in Little Acton. The area boasts excellent local amenities including local convenience stores, pubs and a range of well-regarded schools. Little Acton is just a short distance away from Wrexham City Centre and is conveniently located offering easy access to the A483 bypass.

- MODERN FOUR BEDROOM FAMILY HOME
- DRIVEWAY AND GARAGE
- STYLISH KITCHEN AND UTILITY
- LOUNGE AND DINING ROOM
- PRINCIPAL BEDROOM WITH EN-SUITE
- WELL PROPORTIONED BEDROOMS
- CONTEMPORARY FOUR PIECE BATHROOM
- REAR GARDEN WITH PATIO AND LAWN
- CUL-DE-SAC LOCATION
- MUST BE VIEWED TO BE APPRECIATED!



## Entrance Hallway

A bright entrance hallway accessed via partially glazed front door. Two uPVC decorative double glazed windows to the front elevation, doors off to cloakroom/downstairs w.c, kitchen, lounge, under stairs storage cupboard and opening into dining room. Built-in storage cupboard and radiator. Parquet style wood effect flooring. Stairs rising to first floor.

## Downstairs w.c

With uPVC Double glazed window to the front elevation. It has been recently replastered and is scheduled to be completed with a low-level w.c. and hand wash basin. Parquet style wood effect flooring.

## Kitchen

Installed in 2025 is a contemporary, stylish kitchen comprising a range of wall, drawer and base units with complimentary worktop over. Integrated appliances to include double oven, dishwasher and four ring electric hob with extractor fan over. Belfast style ceramic sink with mixer tap over. Space for fridge freezer. Door into utility room. Parquet style wood effect flooring and recessed ceiling spotlights. UPVC Double glazed window to the rear elevation.

## Utility

Useful utility room housing wall and base units with complimentary worktop over, Belfast style ceramic sink with mixer tap over and plumbing for washing machine and tumble dryer. Parquet style wood effect flooring. UPVC Double glazed window to the front elevation and external door to the side.

## Dining Room

With uPVC triple aspect windows and French doors to the rear, two radiators and parquet style wood effect flooring.

## Lounge

With uPVC Double glazed window to the front elevation and uPVC Double glazed French doors to the rear garden. Electric fire set on a slate hearth. Two radiators. Carpet flooring.

## First Floor Landing

With access to the loft, radiator and doors off to bedrooms and bathroom.

## Principal Bedroom

Well-appointed principal room with uPVC Double glazed window to the front elevation. Contemporary wall panelling, bedside wall light points, radiator and carpet flooring. Door into en-suite.

## En-suite

A contemporary three piece suite comprising of a low-level w.c, floating wash hand basin with mixer tap and walk-in shower. Extractor fan. Heated towel rails. Tiled flooring and walls. UPVC Double glazed window to the rear elevation.

## Bedroom Two

With uPVC Double glazed window to the rear elevation, fitted wardrobes, radiator and carpet flooring.

## Bedroom Three

With uPVC Double glazed window to the front elevation, radiator and carpet flooring.

## Bedroom Four

With uPVC Double glazed window to the front elevation, radiator and carpet flooring. Door into storage cupboard.

## Bathroom

A modern four-piece suite housing a walk-in shower





with shower alcove, low-level w.c, floating hand wash basin with mixer tap over and freestanding bath. Heated towel rails. Recessed ceiling spotlights and extractor fan. Tiled flooring and walls. UPVC Double glazed window to the rear.

#### Outside

To the front of the property there is a paved pathway leading to the covered front porch, established shrubberies and trees. To the side of the property is a tarmac driveway with parking suitable for two vehicles which leads to a single garage with an up and over door. The rear garden features a paved patio, lawn and raised section backed by established trees and shrubberies. There is also an external door leading to the garage.

#### Garage

With up and over door and power and lighting. Houses the 2022 installed Worcester combination boiler. Rear personal door.

#### 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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Energy Efficiency Rating		
	Current	Provision
Very energy efficient - lower running costs (92 plus) A	B	84
(81-91) B	C	69
(69-80) C	D	
(55-68) D	E	
(39-54) E	F	
(21-38) F	G	
(1-20) G		

Not energy efficient - higher running costs

EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A	B	
(81-91) B	C	
(69-80) C	D	
(55-68) D	E	
(39-54) E	F	
(21-38) F	G	
(1-20) G		

Not environmentally friendly - higher CO<sub>2</sub> emissions

EU Directive 2002/91/EC



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