



Newholme

Acrefair | Wrexham | LL14 3TP

£350,000

MONOPOLY[®]

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Nestled on a very private position on Bethania Road in Acrefair, Wrexham, this delightful three double bedroom detached property offers a perfect blend of comfort and space. With a generous area of 1,384 square feet, this property is ideal for families seeking a welcoming home. The house features two inviting reception rooms, one on each floor providing lovely views and ample space for relaxation. This well presented home also benefits from a modern fitted kitchen, utility room and family bathroom. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and inviting atmosphere. The three double bedrooms are thoughtfully designed, offering a peaceful retreat for rest and relaxation. Outside, you will find parking available for up to three vehicles, a convenient feature for families or those who enjoy hosting visitors. Set on a generous plot with gardens to front and rear. There is also a superb garden room currently used as a home bar/games room.

- A VERY WELL PRESENTED DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- TWO SPACIOUS RECEPTION ROOMS
- STUNNING FAR REACHING VIEWS
- MODERN FITEED KITCHEN
- FAMILY BATHROOM
- UTILITY ROOM
- GENEROUS PLOT
- OFF ROAD PARKING
- GARDEN STUDIO/GAMES ROOM



Location

Acrefair is a village in Wrexham County Borough, north-east Wales, in the community of Cefn. It was formerly part of the ancient parish of Ruabon, and is located between Wrexham and Llangollen. It is close to the villages of Trevor, Cefn Mawr and Ruabon. Acrefair has a Chinese takeaway, a public house and the Delph restaurant. Just a short drive away Ruabon provides a greater array of amenities including an Aldi Supermarket. A Tesco Supermarket can be found in Cefn Mawr. The riverside Town of Llangollen is only a short driving distance away, whilst the famous Thomas Telford Aqueduct with its world heritage status is within walking distance. The property falls within the catchment for Dinas Bran secondary school.

Entrance Hall

Glazed Upvc front door, tile effect flooring, two storage cupboards, doors to two bedrooms, bathroom, living room and kitchen.

Bedroom Two

Laminate flooring, window to front, storage alcove.

Family Bathroom

Shower enclosure, hand wash basin set in a vanity unit, wc, aqua panel splash backs, tile effect flooring, window to side, wall mounted cupboards, spotlights.

Bedroom One

Carpet, fitted wardrobes, window to rear with lovely views.

Living Room

Large window to rear with brilliant far reaching views, wood effect floor, stairs to first floor.

Kitchen

Stunning fitted range of wall and base units,

complementary worktops, spaces for cooker, dishwasher, washing machine, to windows to front, wood effect flooring, contemporary vertical radiator door to utility.

Utility

Fitted wall and base units, complementary worktops, window to rear, external door to front, space for tumble dryer.

Sitting Room

A versatile second reception room with a glazed door opening to the rear garden, do to third bedroom.

Bedroom Three

Wood effect flooring, window to rear,, door to store room which house the gas combi boiler installed in 2024.

Additional Information

New Worcester combi boiler installed 2024...Space/void under kitchen/hall with potential for conversion subject to planning permission and building regulation approval.

IMPORTANT INFORMATION

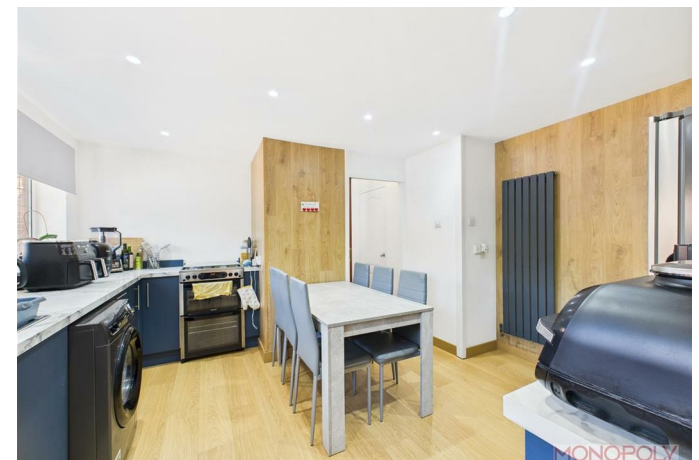
*Material Information interactive report available in video tour and brochure sections. *

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.

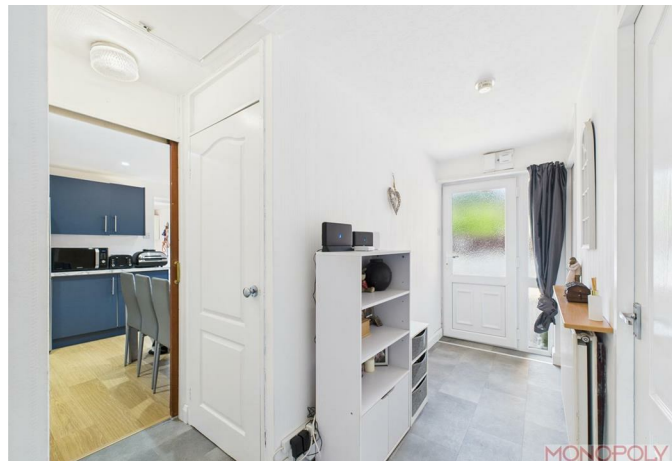
MORTGAGES

Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call 01978 800186 to find out more.

Please remember that you should not borrow more than you can safely afford.

Your home maybe repossessed if you do not keep up repayments on your mortgage







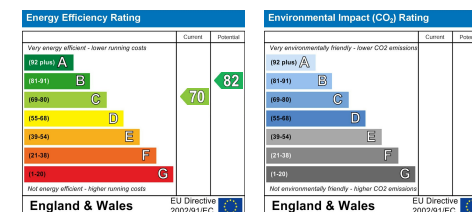


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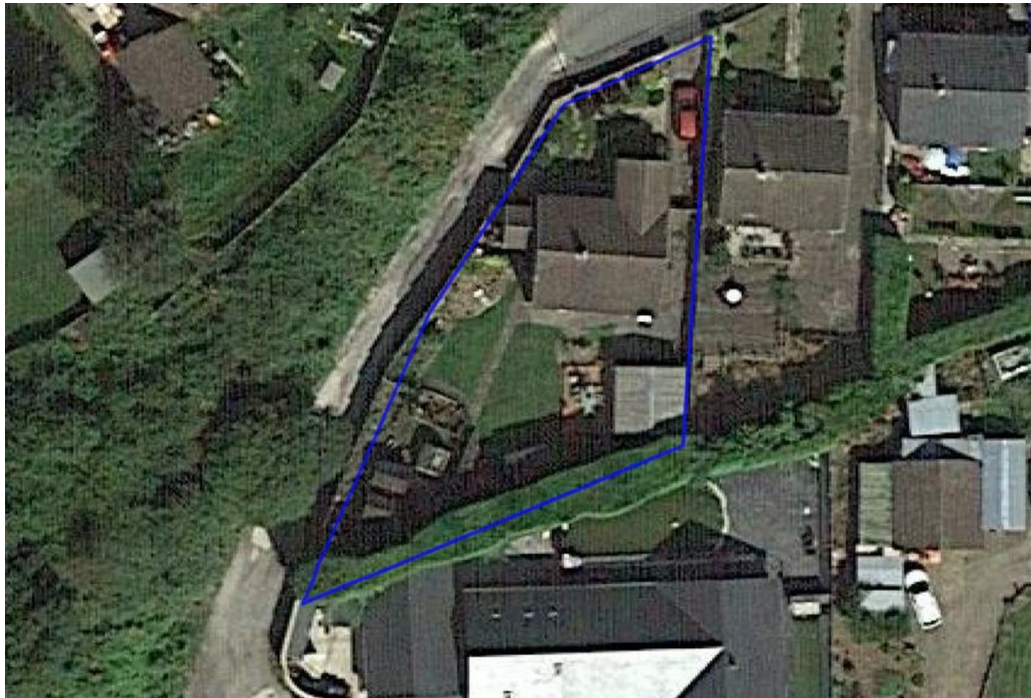












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