



3

Wrexham | LL12 7YJ

£395,000

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# 3

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Situated down a private drive within the sought after Acton Hall Walks development, this well presented five bedroom detached property is ideal for families seeking space and convenience. The internal layout comprises a welcoming entrance hall, open plan lounge/diner, kitchen with a range of integrated appliances and utility, downstairs w.c and office. To the first floor is a landing area, three bedrooms and the family bathroom. To the second floor landing is bedroom one and bedroom three. Both the first and second bedroom benefits from having an en-suite. For those who enjoy outside space, the property features private gardens to the front and rear featuring lawn, shrubberies and a patio area. The property also benefits from having two garages, a driveway and additional parking space for two to three vehicles. Acton Hall Walks is located in the quiet residential area of Acton which is a 5 minute drive from Wrexham City Centre. Nearby there is a range of amenities such as shops, eateries and pharmacies as well as highly regarded primary and high schools. Don't miss the chance to make the chance to make this fabulous property your new home!

- FIVE BEDROOM DETACHED FAMILY HOME
- DRIVEWAY, TWO GARAGES AND PARKING
- TWO BEDROOMS WITH EN-SUITES
- FOUR PIECE MAIN BATHROOM
- DOWNSTAIRS W.C AND OFFICE
- KITCHEN WITH GLAZED INTERNAL BI-FOLDING DOORS
- OPEN PLAN LIVING/DINING ROOM
- GARDENS TO FRONT AND REAR
- POPULAR AND CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



## PORCH

A covered porch gives access to uPVC double glazed entrance door.

## ENTRANCE HALLWAY

A recently replaced Solidor composite door opens into welcoming entrance hallway accessed via uPVC Double glazed door. Laminate wood effect flooring, under the stairs storage cupboard, radiator, doors off to lounge, dining room, downstairs w.c and office and stairs rising to first floor.

## KITCHEN

Housing a range of wall, drawer and base units featuring complimentary wood effect worktop over and mosaic tiled splash backs. Integrated appliances to include built-in electric oven, four ring gas hob with extractor over and dishwasher. Space for fridge freezer and cupboard housing gas Worcester gas boiler. Breakfast bar with worktop over and space for chairs. Glazed timber frame bi-fold doors into dining area. UPVC Double glazed window to the rear and a composite Solidor door to the side.

## UTILITY

Useful utility space with marble effect worktops, space and plumbing for washing machine and tumble dryer. UPVC Double glazed window to the side.

## DINING/LOUNGE AREA

Open dining area with French doors and window to the rear, electric fireplace with marble hearth and wooden surround. Laminate wood effect flooring. Opening into lounge.

## LOUNGE

With uPVC Double glazed window to the front, radiator, laminate flooring and opening into dining/lounge area.

## DOWNTSTAIRS W.C

Two piece suite comprising low level w.c and wash hand basin. Laminate flooring, radiator and uPVC Double glazed window to the side.

## OFFICE

Downstairs office space/additional reception room with uPVC Window to the front, laminate flooring and radiator.

## FIRST FLOOR LANDING

Carpet flooring, cupboard housing hot water tank, doors off to bedrooms and bathroom and stairs rising to second floor.

## BEDROOM TWO

With uPVC Double glazed window to the rear elevation, two built-in wardrobes, radiator, carpet flooring and door into en-suite.

## EN-SUITE

Three piece suite comprising low level w.c, wash hand basin set within a vanity unit and walk in shower. Tiled flooring and part tiled walls, extractor fan and uPVC Double glazed window to the rear.

## BEDROOM FOUR

UPVC Double glazed window to the front, two built-in wardrobes, radiator and carpet flooring.

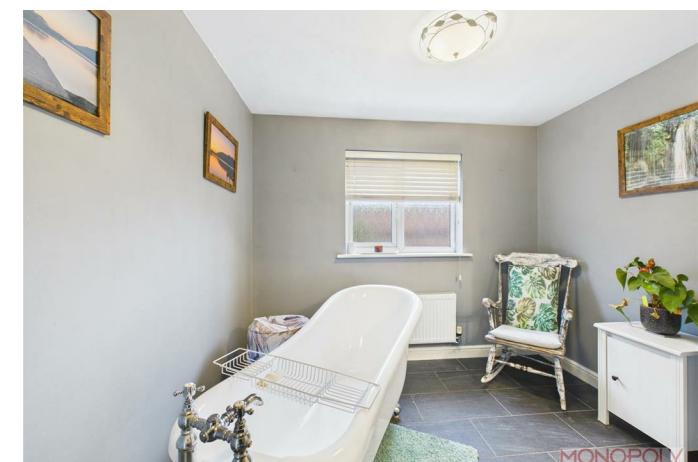
## BEDROOM FIVE

UPVC Double glazed window to the front, radiator and carpet flooring.

## BATHROOM

Four piece suite featuring a free standing bath, low level w.c, walk in shower and wash hand basin set in a vanity unit. Tiled flooring, part tiled walls, heated towel rail and radiator.





## SECOND FLOOR LANDING

Carpet flooring and doors off to bedroom one and bedroom three.

## BEDROOM ONE

Featuring a skylight to the rear, UPVC Double glazed window to the front, radiator, carpet flooring and door into ensuite. Space to the side for dressing area.

## EN-SUITE

Three piece suite comprising a low level w.c, wash hand basin set in a vanity unit and bath with shower over. Laminate flooring, part tiled walls, radiator and skylight window to the rear.

## BEDROOM THREE

Featuring a skylight to the rear elevation, uPVC Double glazed window to the front, radiator and carpet flooring.

## OUTSIDE

The property is approached by a tarmac driveway, which leads to the garages and parking for around two to three vehicles. To the front of the property, a wooden gate leads to a predominantly lawned garden with a paved seating area. To the rear, there is a great sized patio area leading on from the French doors, which also follows to the bottom of the garden. There is a small lawn area as well as established shrubberies. There is also side access via a wooden gate.

## GARAGES

Two separate garages with up and over doors, power and lighting. These are under a leasehold with apporx 105 years remaining.

## ADDITIONAL INFORMATION

Gas central heating...upvc double glazing

## 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.

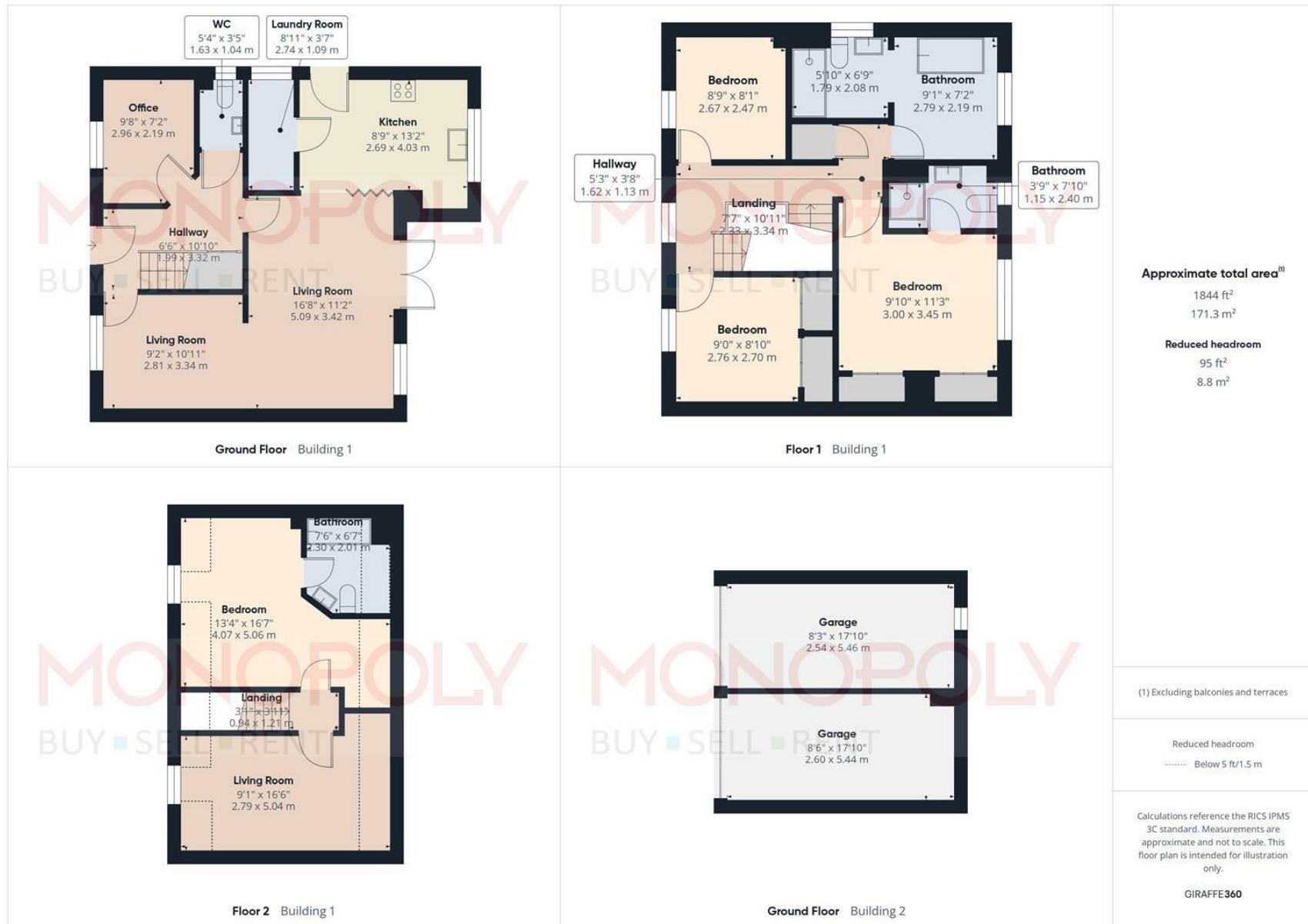
**THE PROPERTY MISDESCRIPTIONS ACT 1991** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure 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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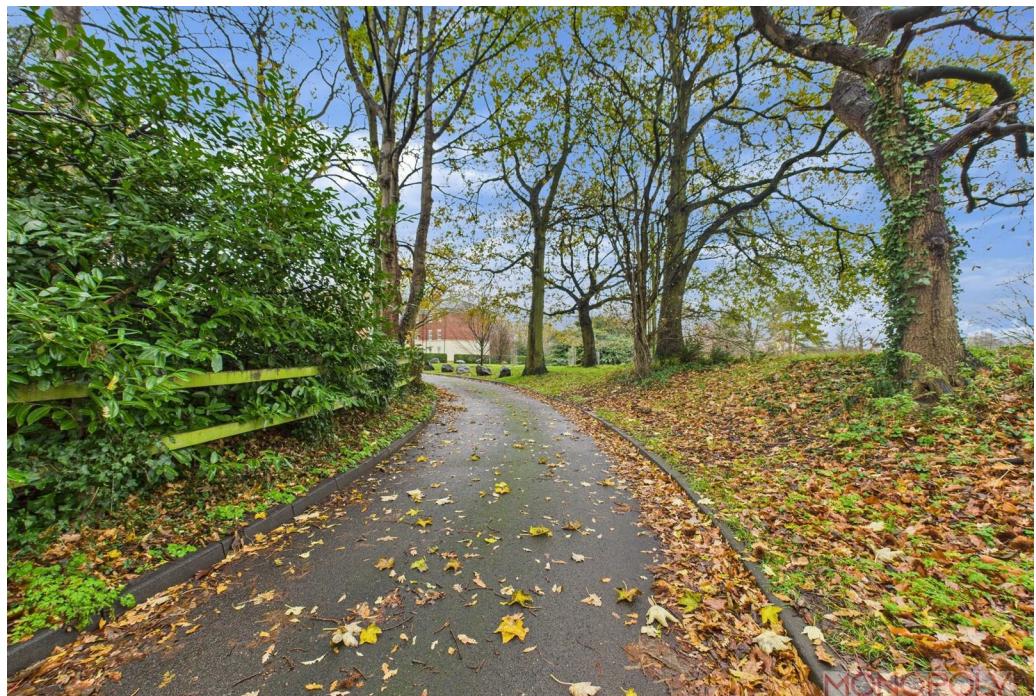
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Energy Efficiency Rating		Current	Provision
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Provision
Very environmentally friendly - lower CO <sub>2</sub> emissions	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		



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