



## Ffordd Llywelyn, Wrexham LL12 8JP

### £280,000

An extended four bedroom detached property situated within a popular residential development in Acton close to Wrexham city centre. This spacious property offers four double bedrooms, conservatory and a well maintained rear garden. It has also had a new roof fitted in march 2021 and really must be viewed to be fully appreciated. The property is situated in the Little Acton area of Wrexham and has a wealth of local amenities close to hand including good primary schools and has excellent access to the A483 for commuting. In brief the property comprises of; porch, lounge, kitchen/dining room, downstairs w.c and conservatory to the ground floor and 4 double bedrooms and shower room to the first floor.

- A spacious four bedroom detached family home
- Extended to the ground and first floor
- Conservatory
- Four double bedrooms
- Single garage
- Popular residential location
- MUST BE VIEWED TO BE APPRECIATED



## Front Porch

With carpeted flooring, double glazed windows, door into lounge.

## Lounge

7.08m x 3.96m (23'2" x 12'11")

A good size lounge with a central fireplace with inset electric fire, tiled surround and hearth and decorative timber mantel, double glazed window to the front and rear, carpeted flooring. Door to inner hall

## Kitchen/Dining Room

6.08m x 2.54m (19'11" x 8'3")

Fitted with a range of matching wall, drawer and base units, work surface with inset 1 1/4 stainless steel sink and drainer, space for a cooker, extractor fan, plumbing for a washing machine, spaces for a refrigerator, part tiled walls, double glazed window, wood effect flooring, opening into dining room. the dining room has a sliding door off to the garden, french doors off to the conservatory, door into pantry and downstairs w.c.

## Downstairs WC

Fitted with a low level w.c, wash hand basin with vanity unit under, wood effect flooring, double glazed window.

## Conservatory

3.90m x 2.83m (12'9" x 9'3")

A superb extra living space with sliding doors off to the rear garden, tiled flooring, double glazed window.

## Inner Hall

Stairs to first floor, carpet, walk in storage cupboard with power and lighting.

## First Floor Landing

With a double glazed window to the side, carpeted flooring, access to the loft space.

## Bedroom 1

3.60m x 3.97m (11'9" x 13'0")

A spacious bedroom with a double glazed window to the front, fitted wardrobes with sliding doors, carpeted flooring.

## Bedroom 2

3.91m x 3.42m (12'9" x 11'2")

Again a good size bedroom with a double glazed window to the rear, wood effect flooring.

## Bedroom 3

3.35m x 2.78m (to wardrobes) (10'11" x 9'1" (to wardrobes))

With a double glazed window to the rear, carpeted flooring, fitted wardrobes and drawers.

## Bedroom 4

2.59m x 2.50m (8'5" x 8'2")

With a double glazed window to the front, carpeted flooring.

## Shower Room

2.41m x 1.53m (7'10" x 5'0")

Fitted with a low level w.c with concealed cistern, wash hand basin with vanity unit under, large walk in shower, non slip flooring, 2 double glazed windows, fully tiled walls.

## Rear Garden

The rear garden is fully enclosed, well maintained with a paved patio leading on to a lawned garden with well established planted borders. There is gated access to one side of the property.

## Front

To the front is a lawned garden with planted borders and a concrete driveway providing off road parking and leading to a single garage with up and over door.

## Additional Information

Worcester gas combi boiler approx six years old



with service record...loft ladder to boarded loft, composite front door approx 1 year old...Freehold

### 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.

### MORTGAGES

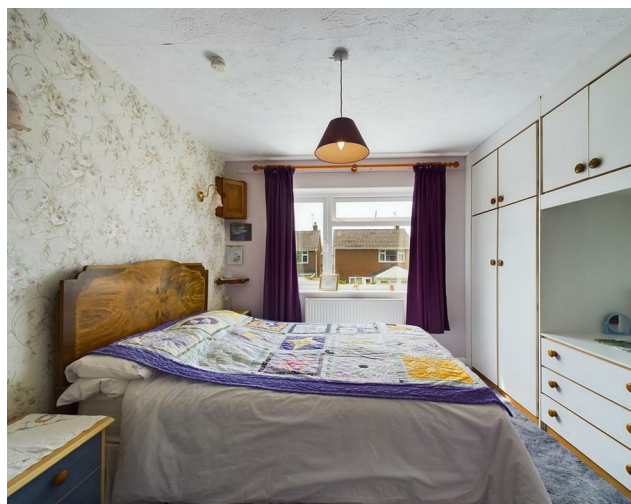
Our recommended experienced independent Mortgage specialists can search the best products from the whole of the market ensuring they always get the best mortgage for you based upon your needs and circumstances. If you would like to have a no obligation chat Call PETE on 07907 419605 to find out more.

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

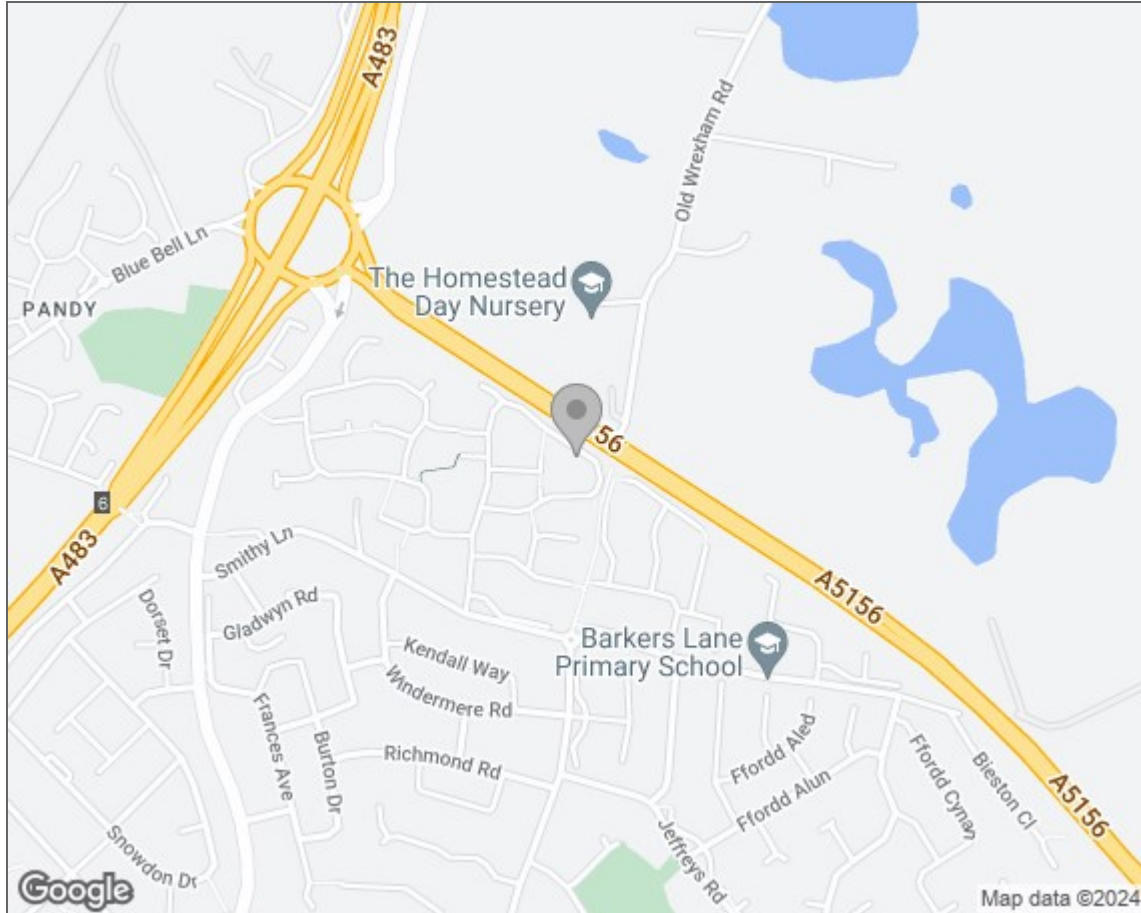
Your home maybe repossessed if you do not keep up repayments on your mortgage











Energy Efficiency Rating		Current	Potential
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	Potential
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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