



58

Wrexham | | LL12 8JP

Offers In Excess Of £350,000

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# 58

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An exemplary four bedroom detached property with a definite wow factor! Boasting extensions to the front, side and rear this spacious and stylish home is perfectly suited to modern family living. A solid oak entrance canopy and tarmac front drive provide an attractive frontage and plenty of kerb appeal. The solid oak front door opens into an inviting vaulted entrance space open plan into the living room with doors to a further reception room, stunning kitchen/diner, and home office. The ground floor also benefits from a useful utility space and wet room style shower room with w.c. To the first floor are four well proportioned bedrooms and a family bathroom. To the rear of the property is a low maintenance garden offering a good degree of privacy. Located in the Little Acton area of Wrexham just off Chester road there are numerous amenities close to hand including good primary schools, local shop, regular bus service to Wrexham and Chester and the A483 for travel to the North West, Shropshire and beyond. The popular and picturesque Pant Yr Ochain pub/restaurant is also with walking distance.

- A STUNNING HIGH SPECIFICATION FAMILY HOME
- EXTENDED TO FRONT, SIDE & REAR
- FOUR BEDROOMS
- THREE RECEPTION ROOMS
- BEAUTIFUL KITCHEN/DINER
- GROUND FLOOR UTILITY & WET ROOM
- AMPLE OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- POPULAR & CONVENIENT LOCATION
- VIEWING HIGHLY RECOMMENDED!



### Front Door Canopy

Of solid oak construction, inset spotlights, solid oak front door to vaulted entrance hall.

### Entrance Hall

12'11" x 8'0" max (3.96 x 2.45 max)

A welcoming entrance space into this fabulous home with generous windows that flood the hall with light, the vaulted ceiling provides atmosphere and a good sense of space, oak effect flooring, open plan to lounge, door to home office.

### Living Room

23'7" x 10'5" (7.19 x 3.19)

A spacious living space with gas fire, complimentary surround, carpet, built in storage cupboard, doors to kitchen and inner hall, double doors to family room, window to side. Coving.

### Family Room

11'6" x 10'4" (3.51 x 3.15)

A further reception room, carpet, gas fire, patio doors to garden, coving.

### Kitchen/Diner

21'2" x 11'10" (6.46 x 3.63)

A fantastic contemporary range of wall and base units, complimentary worktops, stainless 1 1/2 sink drainer with mixer tap, Aeg 4 ring induction hob, extractor, window to side vertical wall radiator, oak effect flooring, open plan to dining area with a further range of stylish fitted units, integrated Neff oven and grill, integrated AEG larder fridge and larder freezer. French style doors to rear garden, window to side, large pantry.

### Home Office

17'8" x 8'1" (5.41 x 2.47)

Currently utilised as a home office/study with potential to be used as a further reception room. Oak effect flooring, window to front, storage

cupboard housing Worcester gas combi boiler installed in 2017 and gas meter, door to utility, built in cupboard with shelves beneath housing the electricity meter, vertical radiator with mirror.

### Utility

7'11" x 7'10" (2.43 x 2.39)

Space and plumbing for washing machine and dryer with worktop over, sink in vanity unit, windows to front and side, external door to rear, tiled floor through to wet room, vertical radiator.

### Downstairs WC & Shower Room

6'9" x 2'11" (2.08 x 0.91)

Wet room style shower room with walk in shower, w.c, hand wash basin, window to rear, sliding privacy door, extractor, heated chrome towel rail.

### Inner Hall

Carpet, window to side, doors to four bedrooms and bathroom.

### Bedroom One

12'8" x 11'11" (3.88 x 3.65)

Window to front, carpet, full height fitted wardrobes with ample storage, shelves and drawers, shaker style white sliding doors, one mirrored.

### Bedroom Two

12'9" x 11'4" (3.91 x 3.46)

Carpet, window to rear, full height fitted wardrobes with ample storage, shelves and drawers, shaker style light grey sliding doors, one mirrored.

### Bedroom Three

12'2" x 10'11" (3.71 x 3.34)

Carpet, windows to rear and side, built in storage cupboard.

### Bedroom Four

8'8" x 8'2" (2.66 x 2.51)

Carpet, window to front.









### **Bathroom**

7'11" x 5'6" (2.43 x 1.69)

Tiled bath with electric shower over, shower screen, w.c, hand wash basin, tiled walls and bath, two windows to side, heated chrome towel rail.

### **Outdoor Store**

Secure store ideal for bike storage with lighting.

### **Outside**

Front - Tarmac drive space for 2-3 cars, out door power socket, access to rear.

Rear - Enclosed rear garden with a good degree of privacy, patio, astro turf, steps up to treehouse. Outdoor tap in side access path.

### **Additional Information**

- Extension benefits from high-grade insulation and slim-profile anthracite aluminum window frames. Windows double-glazed throughout.
- outside security light to the front
- Light in back garden
- Purpose-built, secure bicycle shed to rear

### **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 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





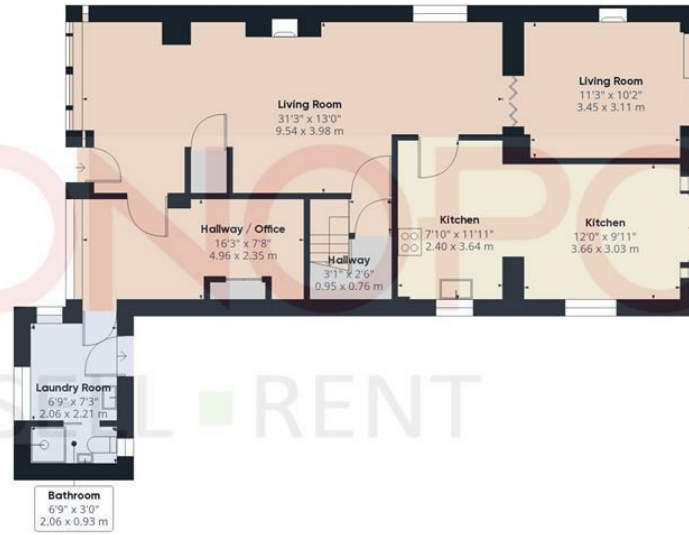








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Ground Floor



Floor 1

Approximate total area<sup>10</sup>  
1571.61 ft<sup>2</sup>  
146.01 m<sup>2</sup>

Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

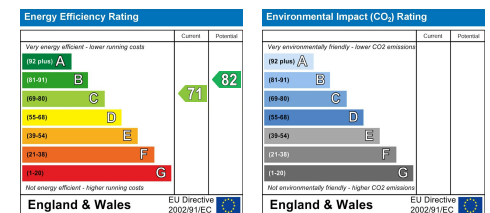
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