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Wrexham | | LL12 8LQ

£400,000

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## 2

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Located on Adderley Bank in Wrexham, this extended and spacious two-storey detached property offers four sizeable bedrooms, two well-equipped bathrooms, and a functional floor plan designed to deliver a perfect blend of comfort and space. The ground floor comprises, a stylish living room with a contemporary fireplace, a WC, a stunning recently fitted kitchen with breakfast bar area open plan into a dining room perfect for entertaining guests, a utility room, and an attached garage. Take the stairs to the upper floor, presenting four double bedrooms including a main bedroom with en suite shower room and a family bathroom. Externally there off road parking on a front drive and a well maintained rear garden. The property is located in the popular & convenient Little Acton area of Wrexham. The well-known Pant-yr-Ochain is also nearby for a delightful dining experience. Rounding it all off is the proximity to Barkers Lane Primary School, making it an ideal home for families with school-going children. Don't miss out on this superb property that combines function, location, and quality. VIEWING HIGHLY RECOMMENDED!

- AN EXTENDED DETACHED HOUSE
- FOUR BEDROOMS
- BEAUTIFULLY APPOINTED
- TWO RECEPTION ROOMS
- STYLISH HIGH SPEC MODERN KITCHEN
- UTILITY & DOWNSTAIRS WC
- FAMILY BATHROOM AND EN SUITE SHOWER ROOM
- ENCLOSED REAR GARDEN
- ATTACHED GARAGE & OFF ROAD PARKING
- POPULAR & CONVENIENT LOCATION



### Entrance hall

Composite front door, wood effect flooring, stairs to first floor, doors to kitchen, wc, lounge, under stairs cupboard, spotlights, coving, window to front, feature wood panels, contemporary radiator, open plan to dining room.

### Lounge

18'11" × 10'5" (5.79 × 3.18)

Wood effect floor, window to front, French doors to rear, contemporary fire with complementary surround, coving, feature timber panels, contemporary radiator.

### Dining Room

10'1" × 9'4" (3.09 × 2.87)

Tiled flooring, windows and double glazed French doors to rear, coving, vertical radiator plus traditional wall radiator, feature decorative wall panels.

### Kitchen

17" × 9'9" (5.18m × 2.97m)

Recently installed beautifully appointed fitted range of wall and base units, breakfast bar, under cabinet lighting, techno wall all around work surface, composite 1 & 1/2 sink/drain, mixer tap, AEG single oven, microwave oven, 5 ring gas hob, extractor, dishwasher, wine chiller, fridge/freezer, open plan into dining room, French style door to rear, tiled floors, vertical wall radiator, door to utility, spotlights.

### Utility

6'5" × 5'0" (1.98 × 1.53)

Base unit, Techno Wall all round work surface, space for washing machine, 1 & 1/2 stainless sink drainer, mixer tap, tiled floor, window to front, composite external door to side, contemporary Radiator, spotlights.

### Downstairs WC

WC, hand wash basin, window to front, tiled flooring, chrome radiator, spotlights.

### First Floor Landing

Carpet, doors to four bedrooms, bathroom, attic hatch, with drop down ladder to attic with boarding and lighting.

### Bedroom One

12'5" × 10'6" (3.79 × 3.22)

Carpet, window to front, bedside ceiling lights, door to en suite.

### En Suite

5'10" × 5'6" (1.79 × 1.68)

Shower enclosure, wc, sink in vanity, window to rear, tiled flooring, spotlights.

### Bedroom Two

10'6" × 9'1" (3.22 × 2.78)

Carpet, window to rear.

### Bedroom Three

9'9" × 9'0" (2.99 × 2.76)

Carpet, window to front.

### Bedroom Four

10'3" × 7'7" max (3.13 × 2.32 max)

Carpet, window to front, storage cupboard.

### Bathroom

10'9" × 5'5" max (3.30 × 1.67 max)

Panel bath, shower from taps, wc, sink in vanity, shower cubicle with electric shower over, tiled floor, tiled splashbacks, window to rear, storage cupboard housing gas combi boiler, chrome radiator, spotlights.

### Garage

Attached garage, up and over door, part boarded, power and lighting, pedestrian door to rear.







### Outside

Rear garden with paved patio seating area, lawn, pattern concrete area, summerhouse, access to front.

Front drive laid with pattern concrete leading to garage.

### Additional Information

New consumer unit installed 2024...gas central heating,...upvc double glazing.

### IMPORTANT INFORMATION

\*Key facts interactive report link 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.



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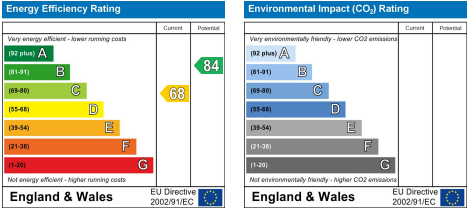








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