



18

Wrexham | LL14 3SR

£1,450

MONOPOLY
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A spacious 3/4 bedroom semi-detached property occupying generous grounds within the village of Acrefair. This well presented and incredibly versatile property offers potentially 4 bedrooms with 2 bedrooms to the first floor and 3/4 bedrooms to the ground floor. There is also a spacious lounge and conservatory. The property sits on generous gardens with the rear garden extending to an area of woodland and to the front is an extensive driveway leading to a single garage. The village of Acrefair offers a wealth of local amenities as well as being close to the historic Pontcysyllte Aqueduct and canal world heritage site, the popular town of Llangollen and has excellent access to the A483 for commuting.

- A 3/4 bedroom semi-detached property
- Spacious and versatile living accommodation
- Extremely generous gardens and woodlands area.
- Ample off road parking and single garage
- Close to the World heritage site of Pontcysyllte Aqueduct



Hallway

With wood effect flooring, door to a storage cupboard.

Bedroom 4/Sitting room

Versatile in it's use, either as a bedroom or extra reception room with a double glazed window to the front, wood effect flooring, double glazed window, built in storage cupboard.

Lounge

A spacious and well presented room with a double glazed window to the front, central fireplace with inset living flame gas fire, wood effect flooring.

Inner Hallway

With stairs off to the first floor

Bedroom 3/Dining Room

Again versatile in it's use with a double glazed window into the conservatory, wood effect flooring.

Bathroom

Fitted with a low level w.c, pedestal wash hand basin, bath with shower over, fully tiled walls, tiled flooring, double glazed window.

Kitchen

Fitted with matching wall, drawer and base units, working surface with inset stainless steel sink and drainer, built in electric oven, 4 ring gas hob, extractor fan, plumbing for a washing machine, part tiled walls, tiled flooring, double glazed window.

Conservatory

Upvc double glazed with door off to the rear garden, tiled flooring.

First Floor Landing

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

Bedroom 1

Spacious and well presented with full length fitted wardrobes and drawers, wood effect flooring, double glazed window, door to a large storage cupboard housing the wall mounted gas combination boiler.

En-Suite

Fitted with a low level w.c, pedestal wash hand basin, shower cubicle, tiled flooring, fully tiled walls, double glazed window.

Bedroom 2

Wood effect flooring, fitted wardrobes and drawers, double glazed window.

Rear Garden

Set on an impressively generous plot with a large well maintained garden to the rear which is predominantly lawned with access to a large timber storage shed or outside office. There is also gated access to an area of woodland accessed over a bridge from the main garden.

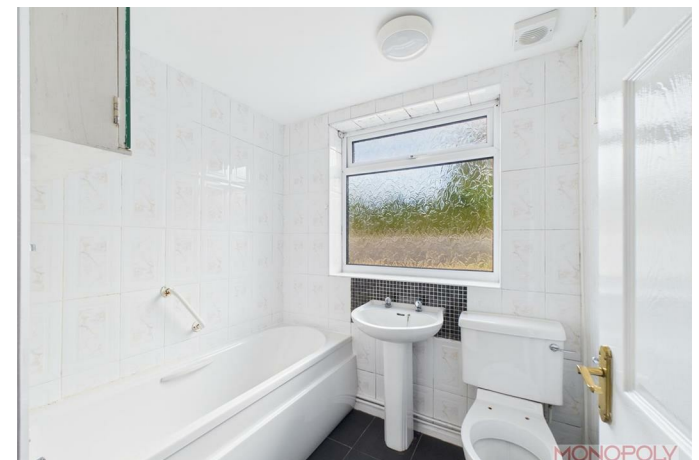
****PLEASE NOTE THAT IT WOULD BE THE TENANTS RESPONSIBILITY TO MAINTAIN THE LARGE GARDEN****

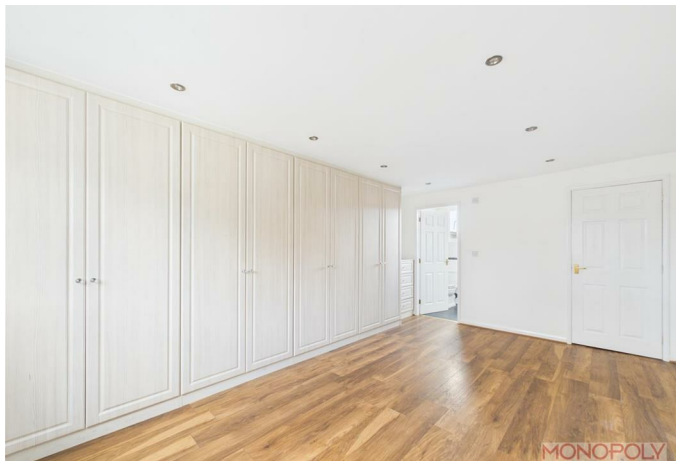
Front

To the front is an extensive tarmac driveway providing ample off road parking and leading to a single garage with up and over door.

Key Tenant Facts

The key material information for tenants can be seen via the web links in which ever property portal the house is viewed.





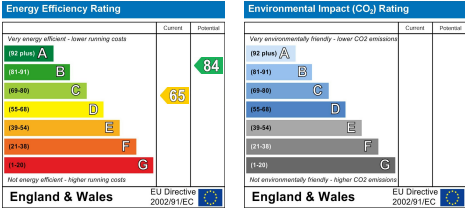








MONEY LAUNDERING REGULATIONS 2003
intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.
THE PROPERTY MISDESCRIPTIONS ACT 1991
The Agent has not 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 particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents.







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