



24

Wrexham | LL12 7UP

Offers In Excess Of £250,000

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Situated in the highly sought-after residential area of Acton, this well-presented three-bedroom semi-detached family home offers spacious and versatile accommodation throughout. In brief, the property comprises an entrance hall, an open-plan kitchen, lounge and dining area, an additional reception room/ground floor bedroom, and a modern shower room. To the first floor there is a landing area giving access to three bedrooms and a family bathroom. Externally, the property benefits from an integrated garage, driveway parking, and a neat lawned frontage. To the rear is a pleasant enclosed garden featuring a decked seating area - ideal for outdoor dining and relaxation. Ffordd Jarvis is located within the ever-popular Acton area of Wrexham, renowned for its convenience and community feel. A wealth of local amenities can be found within walking distance, including highly regarded schools, shops, and cafés, as well as the picturesque Acton Park with its scenic walks and green spaces. The location also offers excellent transport links, with easy access to Wrexham City Centre, Chester, and the A483 for commuting further afield.

- THREE BEDROOM SEMI-DETACHED FAMILY HOME
- ENTRANCE HALL
- OPEN PLAN KITCHEN/DINING/LOUNGE
- DOWNSTAIRS SHOWER ROOM
- ADDITIONAL RECEPTION ROOM/BEDROOM
- LANDING AREA WITH ACCESS TO LOFT
- MODERN FAMILY BATHROOM
- GARDENS TO FRONT AND REAR
- GARAGE AND DRIVEWAY
- SOUGHT AFTER RESIDENTIAL LOCATION OF ACTON



Entrance Hallway

A welcoming entrance hallway accessed via composite entrance door. Radiator, door to lounge/bedroom four and kitchen/diner and stairs rising to first floor. Space under the stairs for storage, laminate flooring and ceiling light point.

Open Plan Kitchen/Diner

Modern kitchen comprising a range of wall, drawer and base units with complimentary work surface over. Inset sink unit with shower hose mixer tap. Integrated appliances to include dishwasher, four ring induction hob with touchless extractor above, eye-level oven and microwave. Space for fridge-freezer. Impressive self-cleaning skylight above which allows great natural lighting plus uPVC double glazed window looking onto rear garden. Recessed lighting, laminate flooring, modern vertical radiator and breakfast bar for additional seating. Open plan layout leads to dining area and lounge area with space for dining table, additional uPVC double glazed window to rear garden, uPVC double glazed French doors to rear garden, additional radiator, ceiling light point and continuation of wooden laminate flooring.

Downstairs Shower Room

Well-appointed three-piece suite comprising a double walk-in shower with rainfall shower head, wash hand basin and low-level W.C. Wall mounted electric heater, tiled flooring, recessed LED lighting and extractor.

Lounge

Versatile reception room to be served as either an additional lounge or fourth bedroom. uPVC Double glazed bay window to front. Log burner sat on a slate hearth, wooden laminate flooring, panelled radiator and ceiling light point.

First Floor Landing

UPVC double glazed frosted window to the side elevation. Access to partially boarded loft with pull down ladder. Carpet flooring, ceiling light point, doors off to bedrooms and bathroom.

Bedroom One

Well-proportioned principal bedroom with uPVC double glazed window to the front elevation. Carpet flooring, panelled radiator and ceiling light point.

Bedroom Two

Good sized bedroom with uPVC double glazed window to the rear. Door to storage cupboard housing 'Worcester' combination boiler and shelving. Wooden laminate flooring, panelled radiator and ceiling light point.

Bedroom Three

UPVC double glazed window to the front elevation. Bespoke fitted bed range with storage and wardrobe. Wooden laminate flooring, ceiling light point and panelled radiator.

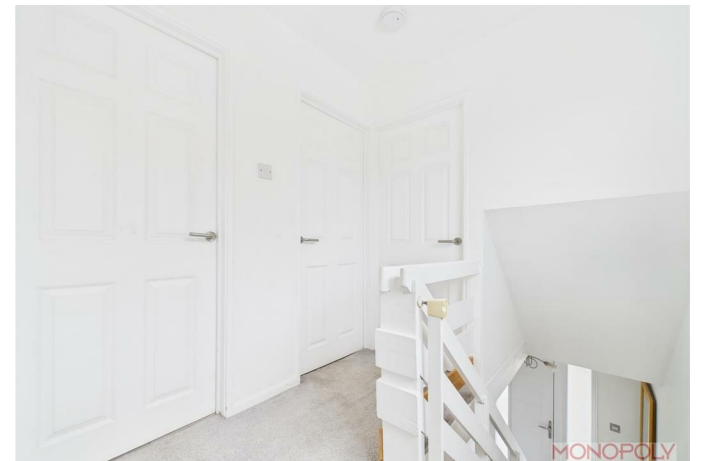
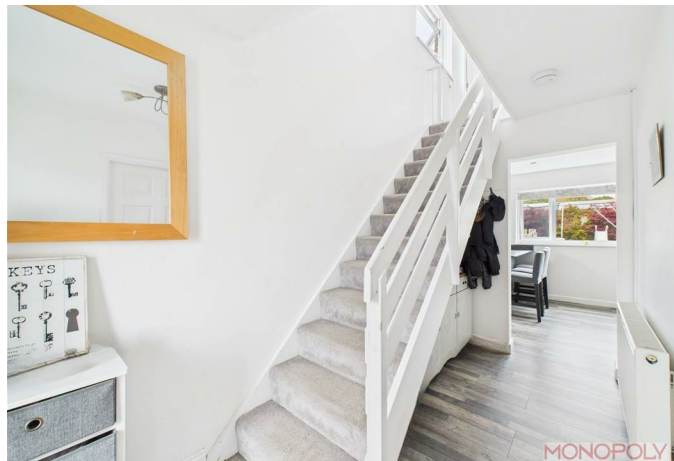
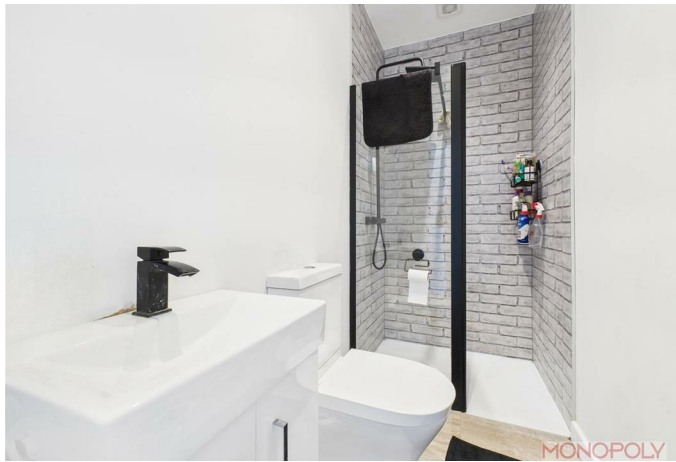
Bathroom

Contemporary three-piece suite comprising low-level W.C, walk-in shower with rainfall shower head over and wash hand basin with LED lighted mirror above. Extractor fan, tiled flooring, part-tiled walls, recessed LED lighting, chrome heated towel rail and uPVC double glazed frosted window to the rear.

Outside

To the front, the property is approached via a spacious block paved driveway with space for three vehicles, which leads to the front porch with sensor lighting, garage with electric up and over door and additional uPVC access to the garage. Adjacent is a well-maintained lawn and log store. To the rear, French doors open onto a decked area and further





back a lawned area, log store and gate to the rear garages. There is a vegetable patch enclosed by wooden fencing and an area with opportunity to personalise. To the boundary there are fence panels and hedging to the boundary for security and privacy.

Garage

The front drive leads to the garage with electric up and over door. There is a hard-wired alarm, plumbing for washing machine, water tap, power and lighting. Internal door with access to kitchen.

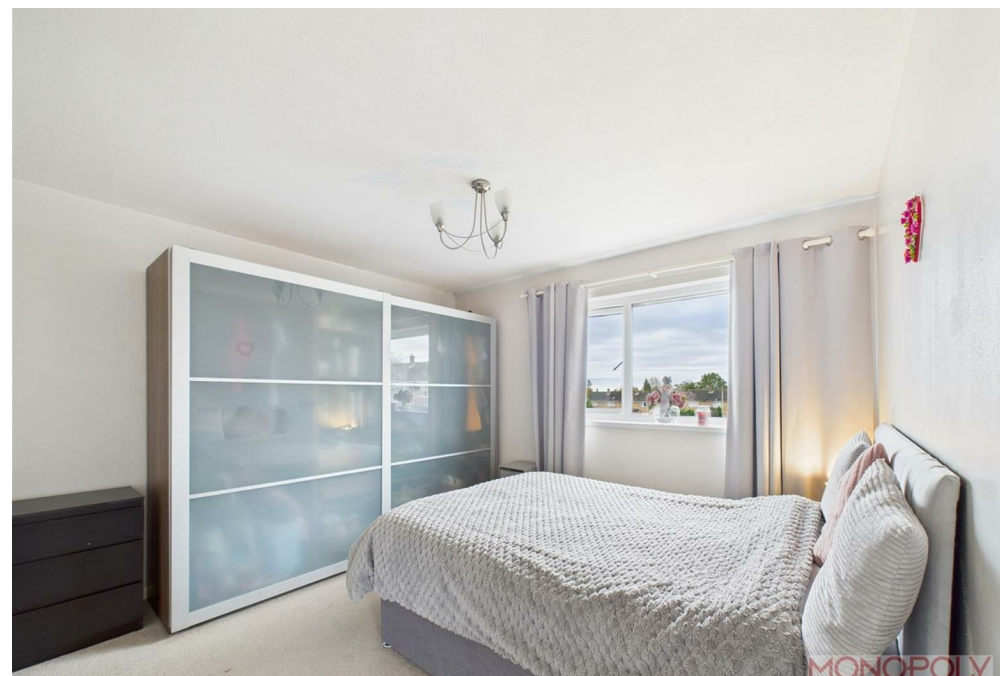
ADDITIONAL INFORMATION

There is opportunity to rent a garage to the rear with an annual charge of £520. The boiler has been serviced annually. The loft has a pull-down ladder, is part boarded and has lighting. There are certificates which can be provided by the owners for the part garage conversion to the shower room and kitchen area. There are HETAS certificates for the log burner.

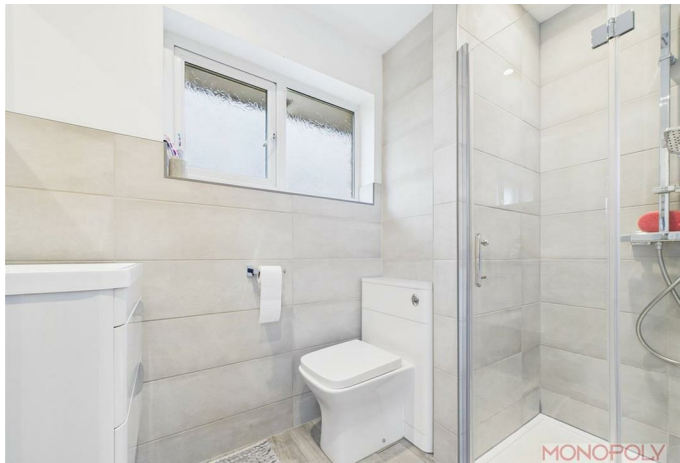
IMPORTANT INFORMATION

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.







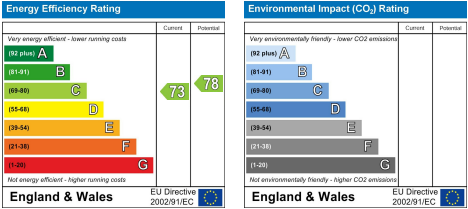


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Rossett Business Park, Suite 4A Llyndir Lane, Rossett, Wrexham, LL12 0AY
01978 800186 | wrexham@monopolybuysellrent.co.uk
www.monopolybuysellrent.co.uk

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