



— REID & ROBERTS —

8 Hawthorn Avenue

Acrefair, LL143UE

£185,000



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Reid and Roberts Estate Agents are delighted to offer to the market with the benefit of having NO ONWARD CHAIN is this Deceptively Spacious Three Bedroom Semi Detached Family Home located in the Village of Acrefair.

The village of Acrefair, provides a most pleasant and convenient residential location approximately four miles from Llangollen and seven miles from Wrexham. The village centre and the nearby villages of Trevor and Cefn Mawr provide an excellent range of local amenities including primary schools, social amenities and shopping. A regular public transport service and good road links provide easy daily connections to the commercial and industrial centres throughout the area.

The Internal accommodation briefly comprises; Entrance Porch and Hallway, Lounge, Fitted Kitchen, Dining Room and Conservatory. To the first floor there Three Bedrooms and modern Shower Room. The property is complemented by gas heating and Upvc double glazing. Externally there are gardens to the Front and Rear with Off Road Parking, garden store and Garage.

Entrance Porch

Hardwood double doors leading to the front entrance.

Entrance Hallway

The entrance features a hardwood door adorned with decorative glass panels. It includes panel radiators with covers, laminate flooring, and under-stair storage housing the electric meters. while the staircase ascends to the first floor. Oak-panelled doors provide access to both the lounge and kitchen.

Lounge

10'10" (ex bay) x 10'9" (3.32m (ex bay) x 3.28m)

The front elevation features a UPVC double-glazed window, complemented by a stylish fireplace that accommodates a contemporary electric fire. The room is adorned with laminate flooring, panel radiators, and a dado rail, while lighting is installed in the alcoves. Additionally, there is a TV aerial point and double doors that open into the dining room.

Dining Room

10'7" x 10'11" (3.25m x 3.33m)

feature wall units equipped with shelving and storage, laminate flooring, a panel radiator, and double-glazed sliding patio doors at the rear. An archway provides access to the kitchen.

Kitchen

11'4" x 9'3" (3.46m x 2.82m)

The kitchen features a variety of white high gloss wall, drawer, and base units complemented by worktop surfaces. It includes an inset stainless steel sink unit with mixer taps, a designated space for a cooker with a touch screen extractor fan above, and partially tiled walls. Additionally, there is an integrated fridge and a built-in storage cupboard that accommodates a wall-mounted 'Worcester' boiler. a hardwood door provides access to the conservatory.

Conservatory

19'7" x 7'7" (5.98m x 2.33m)

A dwarf brick wall features UPVC double-glazed units and a polycarbonate roof. There is a UPVC double-glazed door located on both the side and rear. Additionally, a base unit with a worktop surface accommodates a washing machine, complemented by tiled flooring.

First Floor Accommodation

Landing Area

The side elevation features a UPVC double-glazed window, with doors providing access to the bedrooms and shower room, as well as access to the loft.

Bedroom One

11'11" x 10'11" (3.65m x 3.33m)

Featuring a variety of wardrobes with hanging space and drawers, as well as overhead storage, a panel radiator, laminate flooring, and a UPVC double-glazed window to the rear elevation.

Bedroom Two

10'11" x 12'0" (3.33m x 3.66m)

UPVC double-glazed window at the front, the space is enhanced by a panel radiator and carpeted flooring.

Bedroom Three

7'4" x 6'5" (2.24m x 1.98m)

UPVC double-glazed window at the front, the space is enhanced by a panel radiator and carpeted flooring.

Shower Room

8'3" x 9'7" (2.53m x 2.93m)

features a walk-in shower enclosure equipped with a white tray, glass shower screen, mains shower with a range shower attachment. It includes a combination vanity unit with a wash hand basin and a WC, complemented by UPVC panelled walls, panel radiator and laminate flooring. The rear elevation is adorned with UPVC double-glazed frosted windows

Tel: 01978 353000

Outside

To The Front

Access to the front of the property is through a gated entry that directs you to the main entrance, featuring low-maintenance gardens and an additional gated pathway that provides access to the side of the property.

To The Rear

To the Rear of the property, there is a detached workshop(garage) with parking space and gated access that leads to the rear lawned gardens and a garden storage area. The entire property is securely enclosed by panel fencing along the boundary.

Viewing Arrangements.

Strictly by prior appointment through Reid & Roberts Estate Agents. Telephone Wrexham 01978 353000 . Do you have a house to sell? Ask a member of staff for a FREE VALUATION without obligation.

Mortgage Advice.

Reid & Roberts Estate Agents can offer you a full range of Mortgage Products and save you the time and inconvenience of trying to get the most competitive deal yourself. We deal with all major Banks and Building Societies and can look for the most competitive rates around. For more information call 01978 353000.

To Make An Offer.

Once you are interested in buying this property, contact this office to make an appointment. The appointment is part of our guarantee to the seller and should be made before contacting a Building Society, Bank or Solicitor. Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

Loans.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.

Money Laundering Regulations.

Both vendors and purchasers are asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

Services.

The agents have not tested the appliances listed in the particulars.

Misrepresentation Act.

These particulars, whilst believed to be accurate, are for guidance only and do not constitute any part of an offer or contract - Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Reid and Roberts has the authority to make or give any representations or warranty in relation to the property.

EPC Rating.

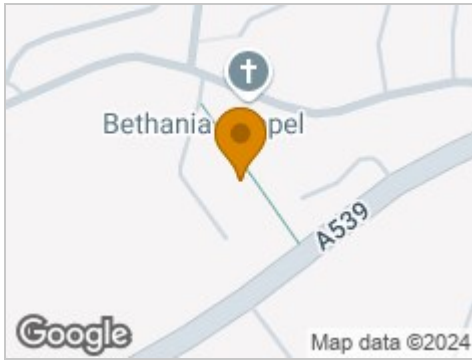
TBC

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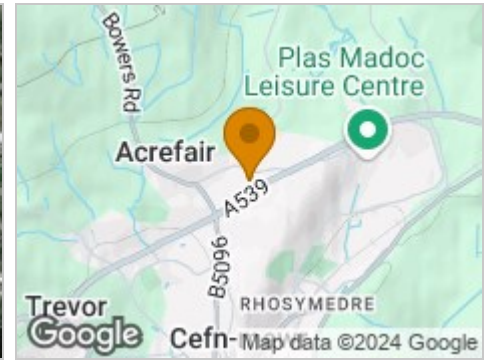
Road Map



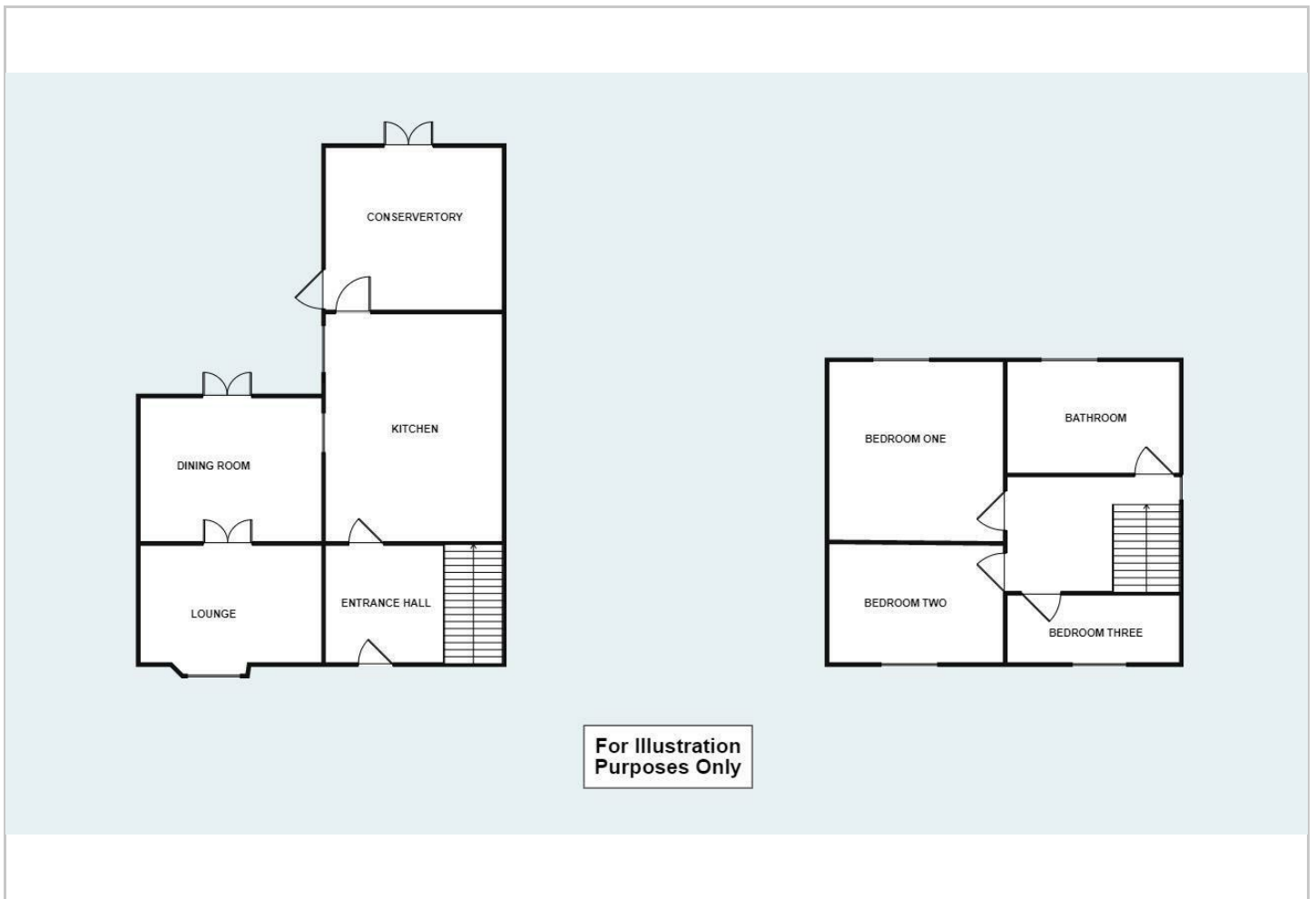
Hybrid Map



Terrain Map



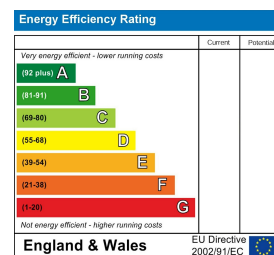
Floor Plan



Viewing

Please contact our Reid & Roberts - Wrexham Office on 01978 353000 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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