

4 Heol Dafydd, Little Acton, Wrexham, LL12 8JJ



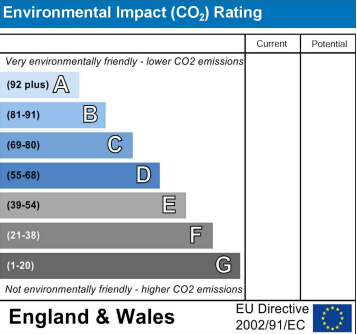
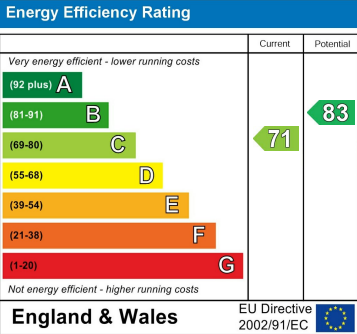
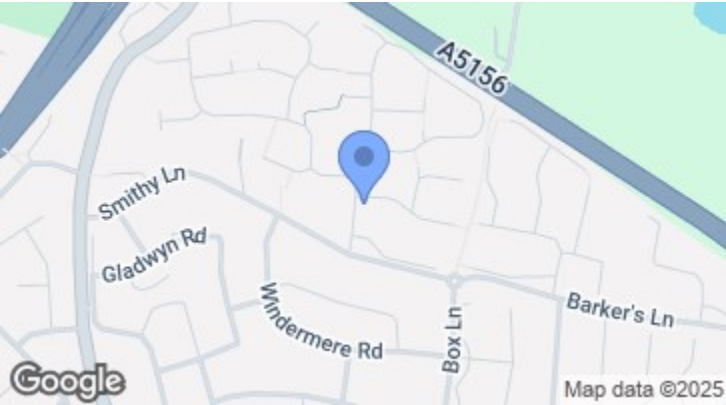
Approximate total area<sup>®</sup>  
1237.95 ft<sup>2</sup>  
115.01 m<sup>2</sup>

(1) 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.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

GIRAFFE360



4 Heol Dafydd  
Little Acton, Wrexham,  
LL12 8JJ

Price  
£300,000

A DETACHED FAMILY HOME THAT HAS BEEN BEAUTIFULLY RENOVATED TO A HIGH STANDARD. This property offers a ready to move in finish with multiple reception rooms and quality fittings throughout. Located on a quiet road within a residential area, there are an array of local amenities within walking distance and highly regarded schooling just a short walk away. The lounge/dining room is flooded with natural light via the dual aspect and a sandstone fireplace has been fitted creating a beautiful focal point to the room. The kitchen has been extended to the rear and now houses an array of wall and base units so there is ample storage on offer. The sunroom overlooks the rear south facing garden and is the perfect space to enjoy the summer months. All of the bedrooms will accommodate a double bed if desired and the family bathroom has recently been transformed, now fitted with a four piece white suite and fully tiled walls, this is a great room for relaxation. To the front of the property there is parking for multiple vehicles and the rear garden has been fully landscaped offering a low maintenance yet aesthetically pleasing finish. If you are looking for a family home that offers a ready to move in finish then this will be the property for you.

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LOCATION

HALLWAY

2.30m x 0.93m (7'6" x 3'0")



Composite door leading into the hallway. Two frosted glazed windows, recessed ceiling spotlights. Internal doors leading to living accommodation.

BEDROOM FOUR/OFFICE

3.28m x 2.28m (10'9" x 7'5")



Beautifully presented, this room offers the new homeowner flexibility and would make either a great fourth bedroom, office or playroom. The room is flooded with natural light via the PVC window to the front elevation and there is an internal door leading to the utility room/downstairs WC. Both the electric and gas meters have been cleverly concealed behind bespoke cupboards and the room is beautifully decorated.

UTILITY ROOM/DOWNSTAIRS WC

1.64m x 2.29m (5'4" x 7'6")



The utility room is fitted with a range of wall and base units to incorporate an inset sink with side drainer and mixer tap over, space and plumbing for washing machine and drier, the floor is tiled and there is splashback tiling to the units. There is also a dual flush WC and recessed ceiling spotlights.

LOUNGE/DINING ROOM

7.17m x 3.95m (23'6" x 12'11")



The lounge/dining room is a bright and airy room. There is a large window to the front elevation and a sandstone fireplace with Living Flame insert which creates a focal point to the room. Sliding patio doors lead out to the conservatory and there is plenty of space remaining in the room for a large dining table. An internal door leads through to the kitchen and the staircase. The room has been decorated to a high standard with two ceiling light points and fitted with a good quality carpet.



KITCHEN

4.88m x 3.63m (16'0" x 11'10")



The kitchen has been fitted with a vast arrangement of wall and base units complete with roll worktops and splashback tiling. The integrated

appliances include a sink and a half with side drainer and mixer tap over, a four ring gas hob with concealed extractor fan over, a double Stoves oven, space for a dishwasher and American style fridge/freezer. There are two uPVC windows to either elevation, two ceiling spotlights and part tiled flooring. A composite door with frosted glass window leads out to the rear garden.

SUNROOM

4.68m x 2.66m (15'4" x 8'8")



The conservatory is the perfect space to enjoy the south facing aspect the garden has to offer. There are French doors leading out and tiled flooring. There is both power points and lighting plus a fitted ceiling fan.

LANDING

1.88m x 0.90m (6'2" x 2'11")

A turned staircase rises to the first floor where internal oak doors lead to the three bedrooms and family bathroom. There is a hatch for loft access and a PVC window to the side elevation.

MASTER BEDROOM

3.67m x 3.85m (12'0" x 12'7")



The master bedroom is a fantastic size with a large PVC window to the front elevation. There is plenty of space for a king sized bed along with additional storage furniture. There is a central ceiling light point, multiple power points with USB ports and the room has been decorated to a high standard.



BEDROOM TWO

3.41m x 3.89m (11'2" x 12'9")



Bedroom two enjoys an aspect over the rear garden. There is a PVC window, central ceiling light point, television aerial point and multiple power points.

BEDROOM THREE

2.68m x 2.54m (8'9" x 8'3")



The third bedroom is a great size and would accommodate a double bed if desired. There is a PVC window to the front elevation, a central ceiling light point, multiple power points and neutral décor.

FAMILY BATHROOM

2.41m x 2.49m (7'10" x 8'2")



The family bathroom has been recently re fitted with a modern four piece white suite to include a large corner shower cubicle complete with rainfall shower and separate shower attachment, side panelled bath with mixer tap and mixer shower attachment over, a vanity unit housing the hand basin with mixer tap over, a dual flush WC, fully tiled walls and flooring, two PVC windows to the side elevation, recessed ceiling spotlights, a chrome towel radiator and a wall mounted cupboard for storage with mirrored fronts.

OUTSIDE



To the front of the property there is off-road parking provided on a block paved driveway.



REAR GARDEN

The rear garden has been fully landscaped and benefits from an Indian stone paved patio seating area making this the perfect space for entertaining during the summer months. There is hardstanding for a large shed at the rear of the garden and it has been fully enclosed with fencing. The rest of the garden is laid to lawn with a gravelled area and there are plenty of trees surrounding to provide a green finish. Pedestrian access can be found to the side of the property via a gate.

DIRECTIONS

AGENTS NOTES

- \* Gas central heating and double glazing throughout
- \* Multiple USB plug sockets
- \* Oak doors and window sills throughout
- \* Modern Combination boiler
- \* Landscaped garden
- \* South facing rear garden

TENURE

Freehold (To be confirmed by purchasers solicitor)

COUNCIL TAX

Wrexham County Borough Council - Tax Band E

ANTI MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation before we can confirm the sale in writing. There is an administration charge of £30.00 per person payable by buyers and sellers, as we must electronically verify the identity of all in order to satisfy Government requirements regarding customer due diligence. We would ask for your co-operation in order that there will be no delay in agreeing the sale.

MATERIAL INFORMATION REPORT

The Material Information Report for this property can be viewed on the Rightmove listing. Alternatively, a copy can be requested from our office which will be sent via email.

EXTRA SERVICES

Mortgage referrals, conveyancing referral and surveying referrals will be

offered by Cavendish Estate Agents. If a buyer or seller should proceed with any of these services then a commission fee will be paid to Cavendish Estate Agents Ltd upon completion.

PRIORITY INVESTOR CLUB

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VIEWING

By appointment through the Agents Chester Office 01244 404040

FLOOR PLANS - included for identification purposes only, not to scale

CC/SC