



Cae'r Efail | | Acrefair | LL14 3SE

Offers in excess of £190,000



ROSE RESIDENTIAL

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Tucked away in a quiet cul-de-sac, this three-bedroom detached home presents an ideal opportunity for purchasers looking to put their own stamp on a property.

The accommodation briefly comprises a spacious lounge, a kitchen with dining area, and a downstairs WC. To the first floor are three bedrooms, the principal benefiting from an en-suite shower room, along with a family bathroom.

Externally, the property boasts lawned gardens to both the front and rear, together with a driveway providing off-road parking and an integral garage.

- Three Bedroom Detached Family Home
- Downstairs WC
- Lawned Rear Garden
- Conveniently Located
- En-suite Shower Room
- Driveway & Garage

Hallway

A timber, part glazed, front door opens into the entrance hall, featuring laminate flooring, access to understairs storage, and doors leading off to the kitchen, lounge & W/C.

Kitchen/Dining Area

16'9" x 7'7" (5.12m x 2.33m)

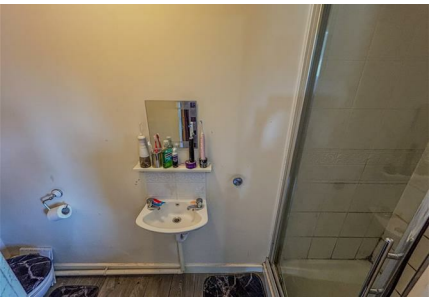
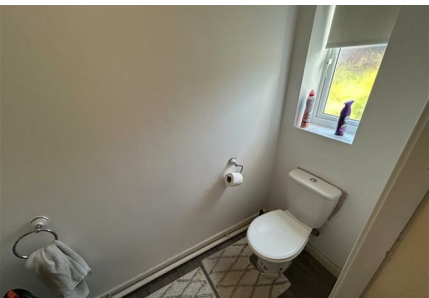
The kitchen is fitted with a range of base and wall units, complemented by matching work surfaces, and incorporates a stainless steel single drainer sink unit. Integrated appliances include a built-in electric oven and a four-ring gas hob with an extractor above, there is space for a fridge/freezer, and a wall-mounted central heating boiler. There is a front facing UPVC double glazed window, side facing timber, part glazed, door, radiator and ample space for a dining table.



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Lounge

11'3" x 14'6" (3.43m x 4.42m)

A well proportioned reception room with a rear-facing UPVC sliding door opening onto the garden, along with a rear-facing UPVC double-glazed window. There is laminate flooring and two radiators also.

Downstairs WC

Comprising a low level WC and wash hand basin, with part-tiled walls to splashback height, vinyl flooring, and a front facing UPVC double glazed window.

Stairs and Landing

A staircase rises from the hallway to the first-floor landing, where you'll find a side facing UPVC double-glazed window, an airing cupboard, and four doors leading to the bedrooms and bathroom.

Bedroom One

11'8" x 8'7" (3.56m x 2.62m)

With a rear facing UPVC double glazed window which overlooks the garden, a range of fitted wardrobes, radiator and door leading to the en-suite shower room.

En-Suite Shower Room

Comprising a wash hand basin with tiled splashback, low flush WC and shower enclosure with electric Triton shower.

Bedroom Two

10'0" x 7'10" (3.07m x 2.40m)

Another well proportioned bedroom which is capable of accommodating a double bed, with a front facing UPVC double glazed window and radiator.

Bedroom Three

7'10" x 6'3" (2.41m x 1.92m)

The smallest of the three bedrooms is a generously sized single room with a front facing UPVC double glazed window and radiator.

Family Bathroom

Fitted with a panelled bath, low level WC, and pedestal wash hand basin. Part-tiled walls to splashback height, radiator, and a side facing UPVC double glazed window.

External

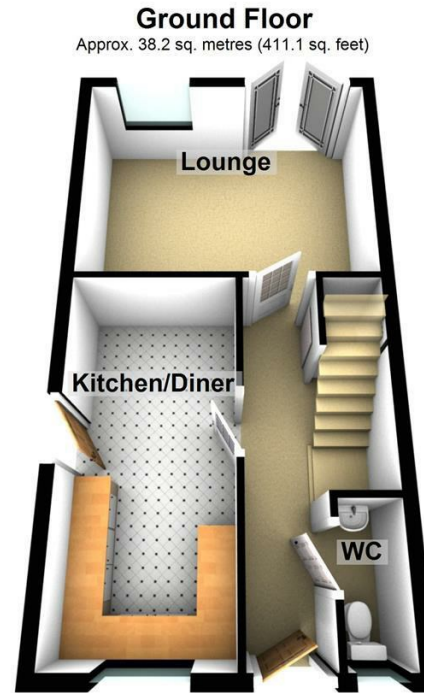
The driveway provides plenty of off-road parking and leads to the single attached garage, which features an up-and-over door, as well as power and lighting. Lawned gardens are situated to both the front and rear of the property, with a pedestrian side gate offering convenient access to the rear garden.

Disclaimer

The information provided on this property listing, including but not limited to descriptions, photographs, measurements, and pricing, is for informational purposes only. While all reasonable efforts have been made to ensure the accuracy of this information, the owner, agent, or company assumes no responsibility for any errors or omissions, and it is subject to change without notice.

All prospective buyers or tenants are strongly advised to verify any details and conduct their own due diligence before making any decisions. The property may be subject to changes in zoning, laws, or other factors that could impact its use or value. Additionally, the property is sold or leased "as-is" and may not be in perfect condition.

By proceeding with any engagement with this property, you acknowledge that you have read, understood, and accepted these terms.



Total area: approx. 73.9 sq. metres (795.0 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(12 plus) A		89
(81-91) B	77	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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