

Wingetts

More than just estate agents



4 Brookmount Llangollen Road, Acrefair, LL14 3RT

Offers In Excess Of £170,000

A four bedroom traditional terraced house situated in Acrefair close to amenities and local primary school. The property retains original features throughout, having high ceilings, impressive entrance hall and feature fireplace to lounge. The property offers good sized family accommodation and briefly comprises lounge, dining room, kitchen, four bedrooms and family bathroom. There is an enclosed patio to front and good sized garden to rear with outside store.

Location

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.

Accommodation

Covered porch with entrance door opens into:-

Hallway

Spacious hallway with original flooring and feature arch, stairs rising to the first floor and doors off to:-

Lounge 11'9" x 12'4" (3.60 x 3.78)

Feature walk in bay window to front with attractive stain glass to top windows, central fireplace with decorative tiles and gas fire with mantle over, exposed wood flooring and arch through to:-

Dining Room 12'11" x 12'5" (3.96 x 3.79)

Window to rear, central fireplace with gas fire, coving to ceiling and door to:-

Kitchen 12'1" x 8'7" (3.69 x 2.64)

Fitted with a range of base and wall units complimented by work surface areas incorporating stainless steel sink unit with mixer tap and UPVC double glazed window above. Gas hob with extractor above and electric oven/grill below, plumbing for washing machine, part tiled walls, tiled floor and UPVC external door.

On The First Floor

Stairs rise from the hallway to the first floor landing with doors off to all rooms.

Bedroom One 12'11" x 11'8" (3.96 x 3.56)

UPVC double glazed window to rear, radiator.

Bedroom Two 11'9" x 10'0" (3.60 x 3.07)

UPVC double glazed window to front with decorative stained glass to top half, built in cupboards, radiator.

Bedroom Three 8'2" x 5'9" (2.49 x 1.77)

UPVC double glazed window to front, radiator.

Bedroom Four 10'7" x 8'7" (3.23 x 2.64)

UPVC double glazed window to rear, radiator.

Bathroom

Bath with electric shower over, w.c, wash hand basin, UPVC double glazed window, radiator.

Outside

Enclosed front patio with dwarf wall and decorative railing with matching gate, steps lead to the entrance porch. Externally there is a good sized rear garden, mainly laid to lawn with sheds and external store. Side access to alley.



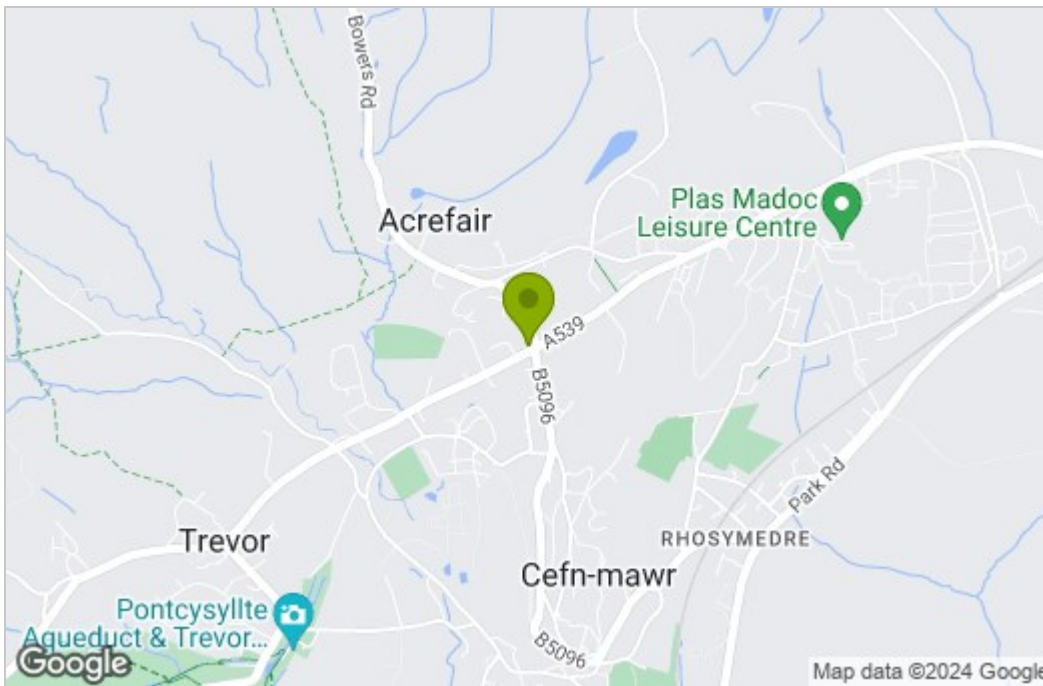
Floor Plan



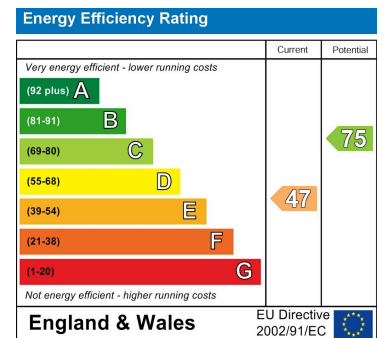
Total area: approx. 102.5 sq. metres (1103.1 sq. feet)

Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com. Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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