



## Kasfareet Trefynant Park

Wrexham, LL14 3SR

Price £184,950





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## 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

UPVC entrance door with matching side panel opens into:-

### Entrance Hall

Cloaks area, radiator, heating thermostat, stairs rise to the first floor and door into:-

### Lounge

13'5" x 12'8" (4.09 x 3.88)

A light and airy lounge with large UPVC double glazed window to front, radiator and archway through to:-

### Dining Room

9'10" x 7'4" (3.02 x 2.25)

Newly fitted UPVC double glazed French doors to rear, radiator and door to:-

### Kitchen

9'10" x 9'1" (3.02 x 2.77)

Fitted units complimented by work surface areas incorporating cream sink unit with drainer and large UPVC double glazed window above, space for cooker, under counter fridge and freezer included,

plumbing for washing machine, "Baxi" wall mounted gas boiler, UPVC external door.

## On The First Floor

Stairs rise from the entrance hall to the first floor landing with large UPVC double glazed window to side, airing cupboard housing the hot water tank and ceiling hatch. Newly appointed white woodgrain doors off to all rooms.

### Bedroom One

11'0" x 10'7" (3.37 x 3.23)

Large UPVC double glazed window to front with far reaching views, built in wardrobes and two drawer units, radiator.

### Bedroom Two

12'3" x 10'0" (3.74 x 3.06)

UPVC double glazed window to rear, built in wardrobes and radiator.

### Bedroom Three

8'3" x 6'11" (2.52 x 2.13)

UPVC double glazed window to front, radiator.

### Bathroom

Modern bathroom suite of bath in tiled surround with electric "Triton" shower over, w.c, wash hand basin, part tiled walls, UPVC double glazed window to rear, heated towel rail.

## Outside

Lawned garden to front with steps leading to the entrance door, driveway to side offering ample parking and leading to the Garage with up and over door, having lighting and power. Side gate opens into the rear garden which is mainly paved for ease of maintenance with further area above for potential seating area.



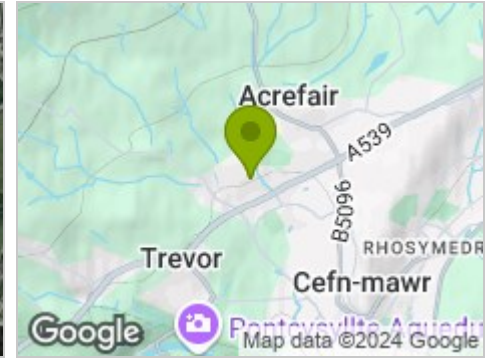
## Road Map



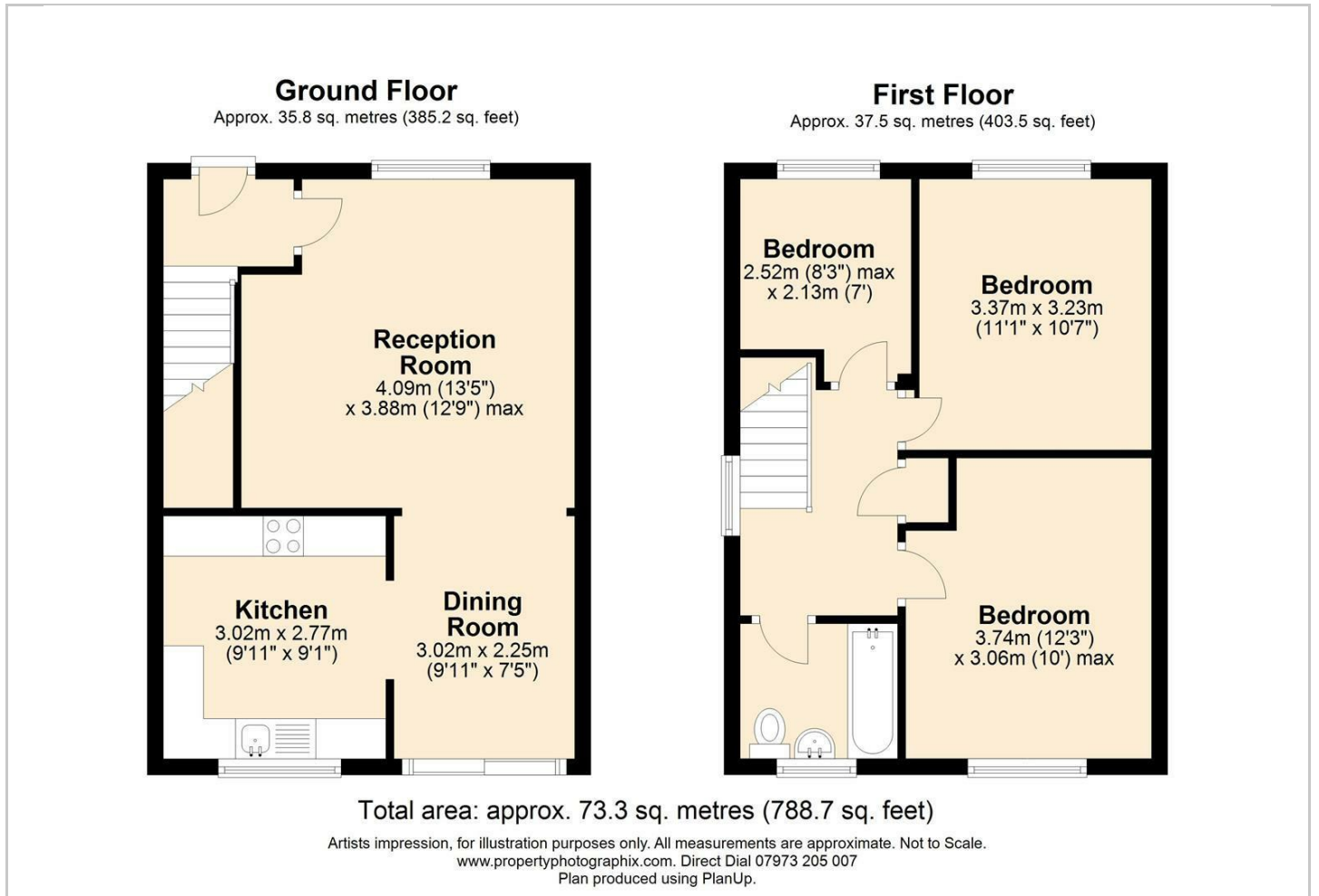
## Hybrid Map



## Terrain Map



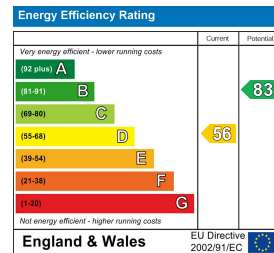
## Floor Plan



## Viewing

Please contact our Wingetts Llangollen Office on 01978 861366 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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