

Wingetts

More than just estate agents



23 Erw Deg, Acrefair, LL14 3YA

Price £215,000

A three double bedroom semi detached house with private drive and delightful back drop of open fields. The property benefits from a private driveway offering ample parking, garage and low maintenance rear garden. The accommodation briefly comprises entrance porch, lounge through to dining room, fitted kitchen/breakfast room. Three double bedrooms and family bathroom. No Chain

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 part glazed entrance door opens into porch with window to side and internal door to:-

Lounge 13'9" x 11'9" (4.21 x 3.59)

UPVC double glazed window to front with radiator below, exposed brick chimney breast with gas fire.

Dining Area 9'0" x 10'1" (2.76 x 3.09)

Large UPVC double glazed window to rear with views over the garden and fields beyond, radiator, useful understairs storage cupboard and door to:-

Kitchen/Breakfast Room 11'8" x 11'3" (3.58 x 3.45)

Fitted with a range of base and wall units complimented by work surface areas incorporating sink unit with large UPVC double glazed window above having views over the garden and fields beyond, gas hob with stainless steel extractor above and electric oven/grill below, integrated fridge/freezer, plumbing for washing machine, breakfast bar, external door to side.

On The First Floor

Stairs rise from the lounge to the first floor landing, window to side, airing cupboard housing the hot water cylinder, ceiling hatch to roof space and doors off to all rooms.

Bedroom One 10'2" x 11'9" (3.10 x 3.59)

UPVC double glazed window to rear, radiator, built in wardrobes, bedside units and dressing table.

Bedroom Two 7'4" x 11'10" (2.26 x 3.61)

UPVC double glazed window to front, radiator, built in wardrobe and drawers.

Bedroom Three 12'8" x 7'10" (3.87 x 2.39)

UPVC double glazed window to front, radiator and built in wardrobe.

Bathroom

Bath with electric "Triton" shower over, w.c, wash hand basin, two windows to rear, radiator.

Outside

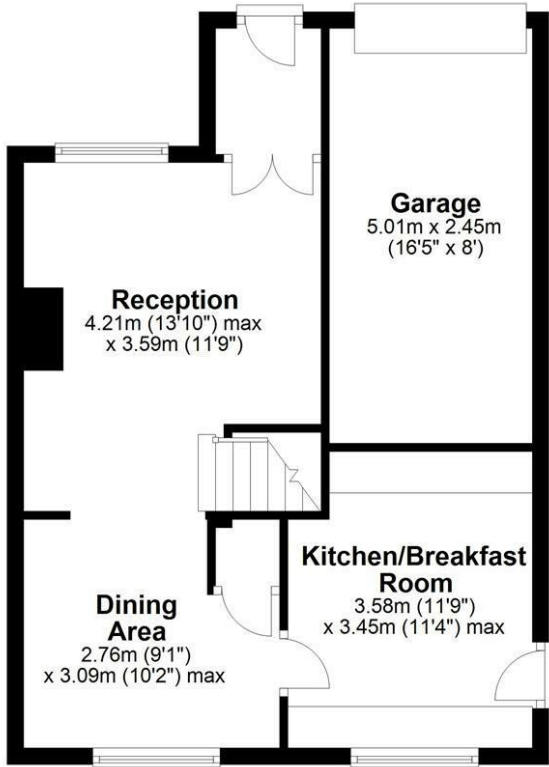
Private drive to front offering ample parking and leads to the garage with up and over door, power and lighting. Side path leads into the paved rear garden, enclosed with fencing and having a lovely outlook over the fields beyond, shed, outside water tap.



Floor Plan

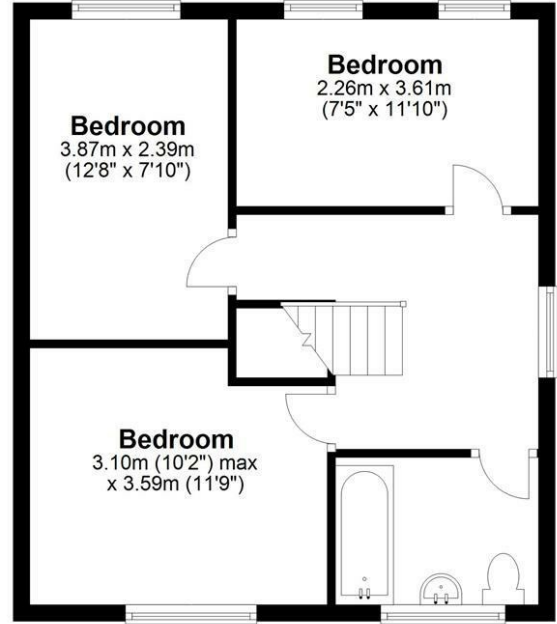
Ground Floor

Approx. 50.7 sq. metres (545.8 sq. feet)



First Floor

Approx. 43.4 sq. metres (466.7 sq. feet)



Total area: approx. 94.1 sq. metres (1012.5 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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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