



19 Willow Court, Acrefair, LL14 3UJ

Price £195,000

A well presented and spacious three bedroom semi detached family home situated in the village of Acrefair. The accommodation benefits from UPVC double glazing and gas central heating, along with being fully rental compliant, EICR (valid until 2030) and an Energy Rating of C (79). The accommodation briefly comprises welcoming entrance hall with ground floor w.c off, lounge with large window to front, spacious family kitchen/dining room with patio doors opening into the rear garden. On the first floor there is a master en-suite bedroom with built in wardrobes, two further bedrooms and family bathroom. Externally there is a small garden to front and good sized enclosed sunny aspect rear garden with gated access to the two parking bays to rear. 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 with matching side panels and canopy over opens into:-

Entrance Hall

Welcoming entrance hall with stairs rising to the first floor, laminate flooring, radiator and doors off to:-

Ground Floor W.C

W.C, corner wash hand basin, radiator and extractor fan.

Lounge 16'11" x 10'1" (5.17 x 3.08)

Large UPVC double glazed walk in window to front, UPVC double glazed window to side, fireplace with gas fire, two radiators, spotlights to ceiling, laminate flooring.

Kitchen/Dining Room 11'10" x 16'8" (3.63 x 5.09)

A light and spacious family kitchen/diner with UPVC double glazed patio doors opening into the rear garden. The kitchen has a range of fitted base and wall units complemented by work surface areas incorporating sink unit with mixer tap and UPVC double glazed window above overlooking the rear garden. Gas hob with electric oven below and extractor hood above, integrated fridge/freezer, integrated dishwasher and washing machine, part tiled walls, spot lights to ceiling, tiled floor and radiator.

On The First Floor

Stairs rise from the entrance hall to the first floor landing, cupboard housing the "Worcester" gas combi boiler, loft hatch to roof space, doors off to all rooms.

Master En-Suite Bedroom 11'2" x 13'5" (3.41 x 4.09)

Large UPVC double glazed walk in window to front, fitted wardrobes, radiator and door to:-

En-suite Shower Room

Shower enclosure with mains shower and fully tiled, w.c, wash hand basin, UPVC double glazed window to front, extractor fan and radiator

Bedroom Two 11'10" x 9'2" (3.63 x 2.80)

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

Bedroom Three 8'4" x 7'2" (2.55 x 2.19)

UPVC double glazed window to rear, radiator.

Family Bathroom

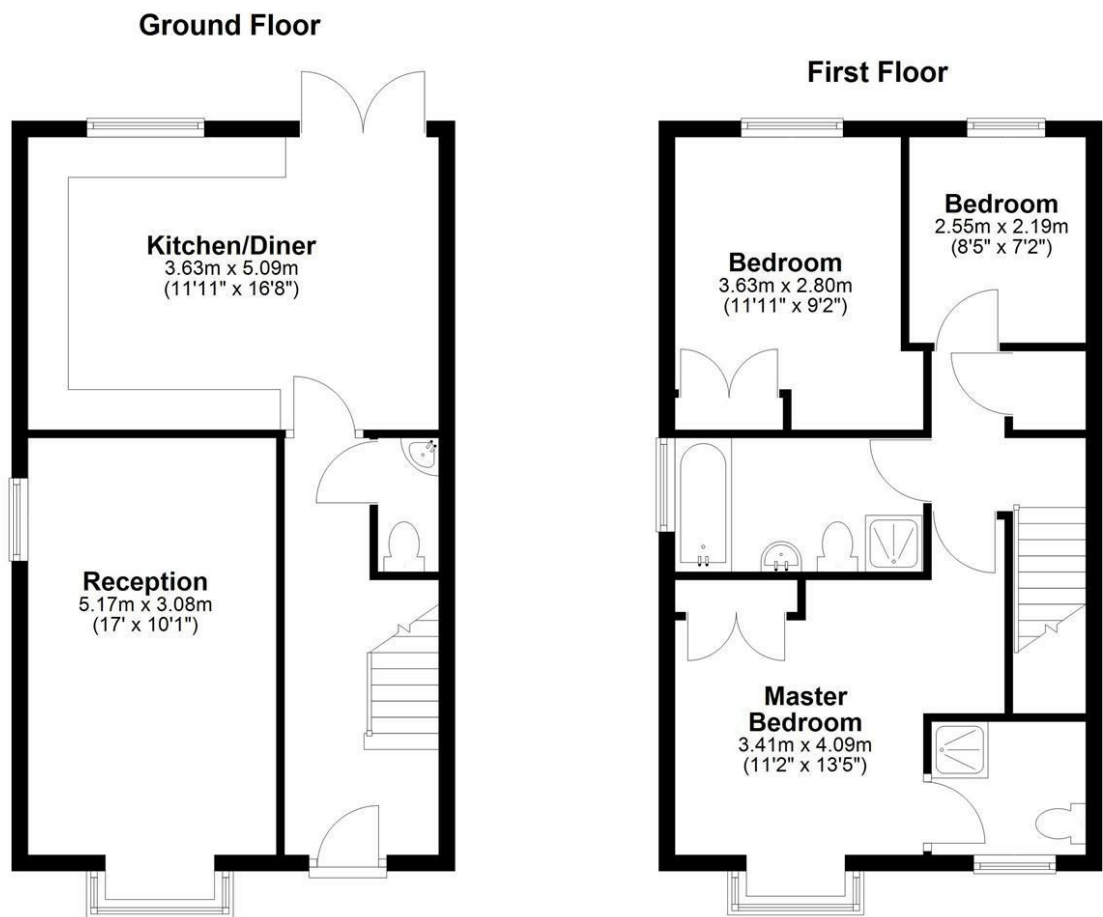
Bath with mixer tap and shower take off, shower enclosure with electric shower, w.c, wash hand basin, UPVC double glazed window to side, part tiled walls, heated towel rail, extractor fan.

Outside

Gated entrance to front with path leading to the entrance door and lawn to side. The sunny aspect rear garden is of good size and a particular feature of the property, mainly laid to lawn with paved path and patio area from which to enjoy outdoor entertaining, outside lighting and water tap, all of which is enclosed for a safe family environment. Gated access to rear leads to the two parking bays.



Floor Plan

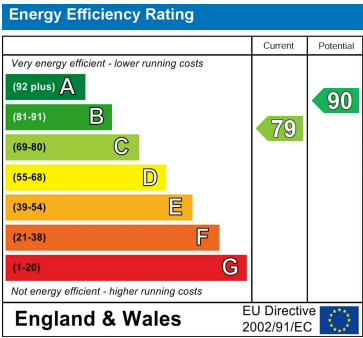


Artists impression, for illustration purposes only. All measurements are approximate. Not to Scale. www.propertyphotographix.com.
Direct Dial 07973 205 007
Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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