
Wingetts

More than just estate agents



9 Plas Acton Close, Wrexham, LL12 8ED

£285,000

An excellent opportunity to purchase this fantastic three-bedroom detached family residence positioned in a quiet cul de sac within the sought after Plas Acton Close residential development.

Offering fantastic space throughout this wonderful family home offers flexible living accommodation and briefly comprising; entrance hallway, cloakroom, kitchen, utility area, snug and lounge with patio doors leading to the enclosed rear garden. On the first floor there are three bedrooms and a family bathroom. The property benefits from being recently re-plastered, full rewire, new double glazed windows, CCTV, a new roof and a magnificent log burner. Externally are easily maintained front and rear gardens perfect for outdoor entertaining and soaking up the sunshine along with the advantage of a good sized driveway providing off road parking. An internal inspection is absolutely essential to fully appreciate what is on offer for sale.

Please contact Wingetts to arrange a viewing. Energy Rating – D (58)

Entrance Hallway

With laminate flooring, radiator, mains wired smoke alarm, fuse box, Telephone point, under stairs space and fitted carpet to stairway leading to the first floor.

Lounge 18'0 x 10'4 max (5.49m x 3.15m max)

This bright and spacious room enjoys a double-glazed window, patio doors leading to garden, power points, radiator x 2, TV Ariel. Additionally there is a wonderful log burner with marble hearth and oak mantle beam.

Snug 7'11 x 10'2 (2.41m x 3.10m)

With fitted carpet, radiator, TV Point, power points and double glazed window.

Cloakroom

With laminate flooring, wc, hand wash basin and frosted double glazed window.

Utility Room 5'8 x 8'6 (1.73m x 2.59m)

With tiled flooring, plumbing washing machine, space for dryer, Worcester combi boiler, radiator and external door leading to the side of the property.

Kitchen 11'7 x 9'11 (3.53m x 3.02m)

Fitted with a modern kitchen with a range of wall, base units and worktops. Benefits include integrated dishwasher, recently fitted electric oven and hob with extractor.

Additionally there are power points, sink with drainer, mixer tap, tiled flooring and ceiling spot lights.

Landing

With fitted carpet, smoke alarm, power points, double glazed window and loft access.

Bedroom One 10'0 x 11'5 (3.05m x 3.48m)

Front aspect double bedroom with double glazed window, power points, TV Ariel, radiator and fitted carpet.

Bedroom Two 7'8 x 11'7 (2.34m x 3.53m)

Rear aspect double bedroom with double glazed window, power points, radiator and fitted carpet.

Bedroom Three 9'9 x 8'3 (2.97m x 2.51m)

Front aspect single bedroom with double glazed window, power points, radiator and fitted carpet.

Family Bathroom 6'3 max x 8'3 max (1.91m max x 2.51m max)

Fitted with a white suite comprising of a low level w.c , wash hand basin, panelled bath, double shower cubicle with mains shower, fully tiled walls, tiled flooring, double glazed window, extractor fan and heated towel rail x 2.

Exterior

To the front of the property there is off-road parking with a shed and lovely lawns with shrubs and plants. To the side of the property is a good sized

yard with log store.

The rear garden is beautiful, private and enclosed. There is a wonderful patio area, perfect for outdoor entertaining, where the remainder of the garden is laid to lawn.

Additionally there is access to the side of the property to the front garden.

Location

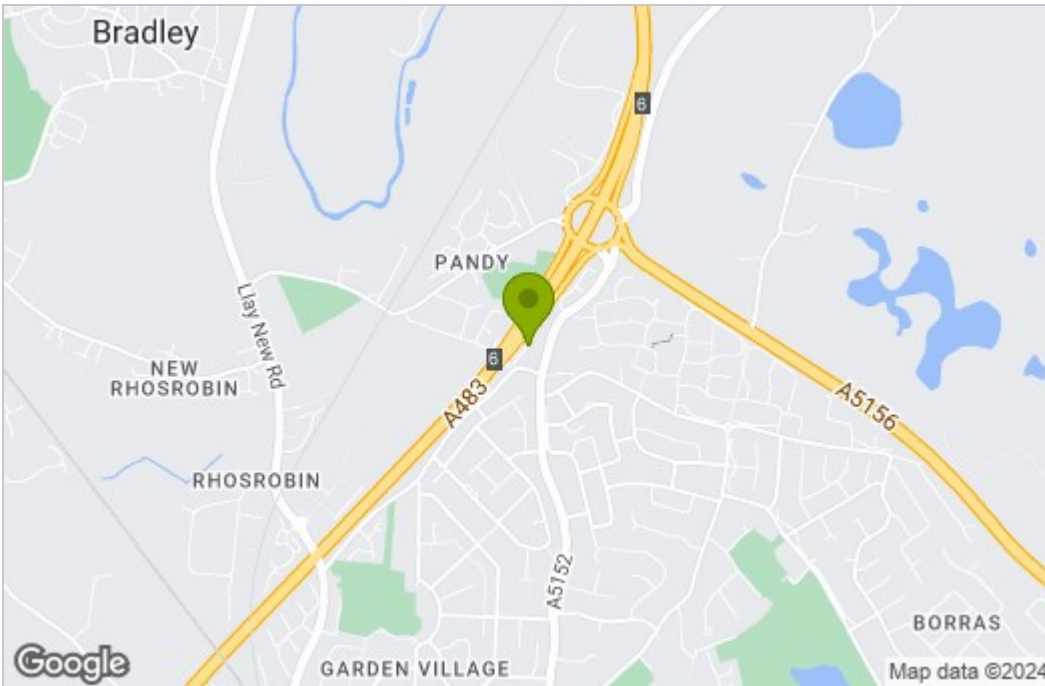
The property occupies a corner plot at the junction of the cul-de-sac and Chester Road. This family home is ideally located for access to the A483 bypass allowing great

transport links to Wrexham and Chester and within walking distance of the City Centre. In addition, there is an excellent bus to Wrexham every 10 minutes and one

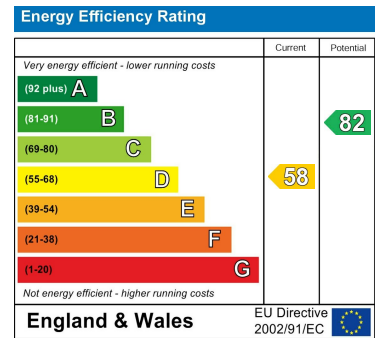
further up the road taking you direct to Chester. Local amenities include being within the catchment area for the local Primary Acton Park School and secondary schools, the picturesque Acton Park, public houses and a range of shops.

Floor Plan

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.