



3 Heol Llandewi, Wrexham, LL12 8JR

Price £345,000

A beautifully presented 4 bedroom (1 en-suite) detached family home with south facing rear garden and pleasant views over the green to the front, located in the highly sought after residential area of Acton. The ground floor accommodation offers a modern sociable entertaining and family orientated layout that briefly comprises a canopy porch, composite entrance door opening to the welcoming hall with staircase and cloakroom off, lounge with stylish fitted store cupboards and shelving, open plan kitchen dining room with under floor heating appointed with a handles range of gloss fronted fitted base and wall cupboards complimented by woodblock work surface areas, integrated appliances and French doors opening to the rear garden. Utility Room with matching store cupboards and plumbing for washing machine. The 1st floor landing includes a good sized airing cupboard, bathroom and access to the 4 bedrooms, 3 of which are doubles. The principal bedroom benefits from a stylishly appointed en-suite shower room. Externally, a brick paved drive provides ample parking alongside a lawned garden, and leads to the garage with Worcester Boiler. The sunny aspect and enclosed rear garden includes a partially covered Indian stone paved patio for outdoor entertaining, lawned area and enjoys a good degree of privacy. Energy Rating - C(73)

LOCATION

The area known as Acton has long been established as a much favoured residential area with excellent amenities nearby together with access to the frequent bus service into Wrexham and Chester and good road links to the A483 by pass that connects Wrexham with Shropshire, Chester and the North West. Both primary and secondary schools are within the catchment area together with the picturesque Acton Park, centred around a fishing lake. The nearby shops at Garden Village, Little Acton and Borrass offer convenient facilities together with local pubs, Pharmacy and Doctors Surgery.

DIRECTIONS

From Wrexham city centre proceed along Chester Street and Chester Road for approx. 1 1/2 mile taking the right hand turn into Smithy Lane opposite the Petrol Station. After approx. 400 yards, turn left into Ffordd Llewellyn and 2nd left into Heol Llandewi where the property will be observed on the left.

ON THE GROUND FLOOR

Canopy porch with composite part glazed entrance door

HALL

With wood effect flooring, tall modern vertical radiator, staircase to first floor landing, inset ceiling spotlights, upvc double glazed window to front, alarm control panel and mains wired smoke alarm.

CLOAKS/W.C.

Appointed with a corner wash basin with mixer tap and tiled splashback, close coupled w.c, inset ceiling spotlights and tiled flooring.

LOUNGE 15'2 x 10'6 (4.62m x 3.20m)

Upvc double glazed window overlooks the green, a good range of fitted store cupboards with arch topped shelving above, fireplace, wood effect flooring, radiator and an open aspect to the kitchen dining room.

KITCHEN DINING ROOM 25'7 x 8'2 (7.80m x 2.49m)

An impressive open plan family area having the benefit of the warmth of underfloor heating throughout. The kitchen area is appointed with a modern gloss range of base and wall cupboards complimented by woodblock work surface areas incorporating a Frankie 1 1/2 bowl single drainer sink unit with mixer tap and upvc double glazed window above overlooking the rear garden, five ring gas hob with stainless steel extractor hood above, double oven/grill, integrated dishwasher, integrated fridge, integrated microwave, inset ceiling spotlights, part tiled walls and under unit lighting. The dining area features upvc double glazed French doors that provide access into the rear garden.

UTILITY

Plumbing for washing machine, space for fridge freezer, upvc part glazed external door, tiled floor and central heating digital timer control.

ON THE FIRST FLOOR

Approached via the staircase from the hallway to:

LANDING

With ceiling hatch to roof space, radiator, inset ceiling spotlights, white panelled doors off to all rooms and double door airing cupboard with slatted shelving and hot water cylinder.

BEDROOM 1 12'7 x 10'1 (3.84m x 3.07m)

Upvc double glazed window to front overlooking the green, radiator and internal door to en-suite.

EN-SUITE

Stylishly appointed with a close coupled w.c, wall hung wash basin with mixer tap, walk-in shower with mains thermostatic shower and Drench style shower head, chrome heated towel rail, part tiled walls with decorative border, inset ceiling spotlights, extractor, tiled flooring and upvc double glazed window.

BEDROOM 2 10'3 x 10'1 (3.12m x 3.07m)

A double bedroom with upvc double glazed window overlooking the rear garden and radiator.

BEDROOM 3 13'9 x 7'9 (4.19m x 2.36m)

Upvc double glazed window to front, radiator and built in store cupboard

BEDROOM 4 7'9 max x 7'8 (2.36m max x 2.34m)

Upvc double glazed window to rear and radiator.

BATHROOM

Appointed with a white suite of close coupled w.c, wall hung wash basin with mixer tap, bath with folding shower screen and mains thermostatic shower above with Drench style shower head, part tiled walls with decorative border, tiled flooring, upvc double glazed window, inset ceiling spotlights, extractor fan and chrome heated towel rail.

OUTSIDE

The property is approached via a double width brick paved driveway with lawned garden area alongside, leading to the garage 11'7 X 8'8 (3.53m x 2.64m) with metal up and over entrance door, lighting, power sockets and Worcester gas fired central heating boiler. A gated side path leads into the rear garden which enjoys a south facing aspect together with a good degree of privacy and includes an Indian stone paved patio which is ideal for outdoor entertaining, covered patio area for relaxing, lawned garden, raised flowerbed edged with railway sleepers, hot and cold water tap, external electric socket and wall lights, all of which is enclosed to provide a safe family environment.

PLEASE NOTE

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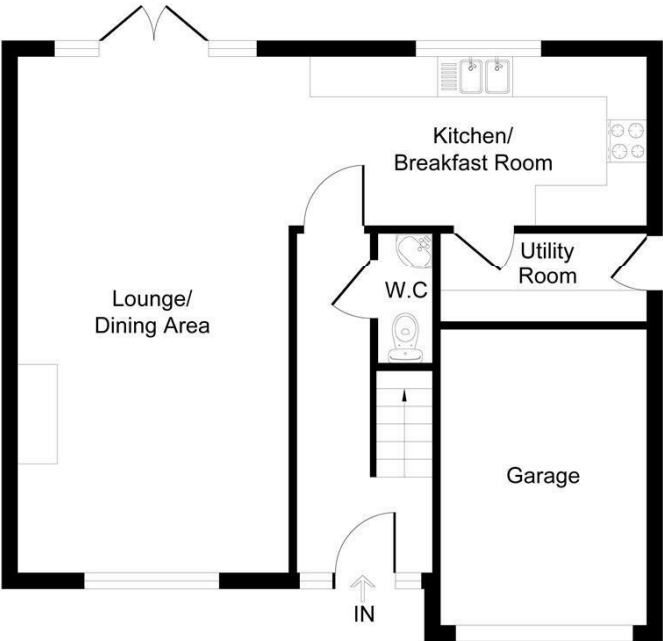




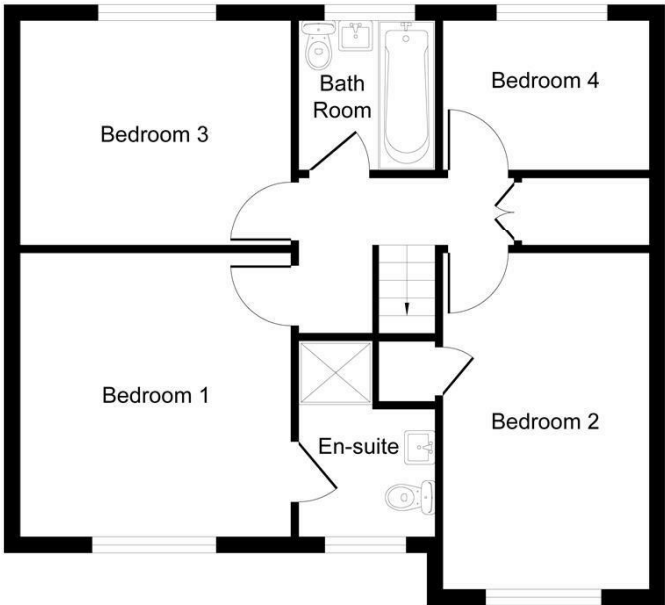


Floor Plan

Approximate Gross Internal Area
1143 sq ft - 106 sq m



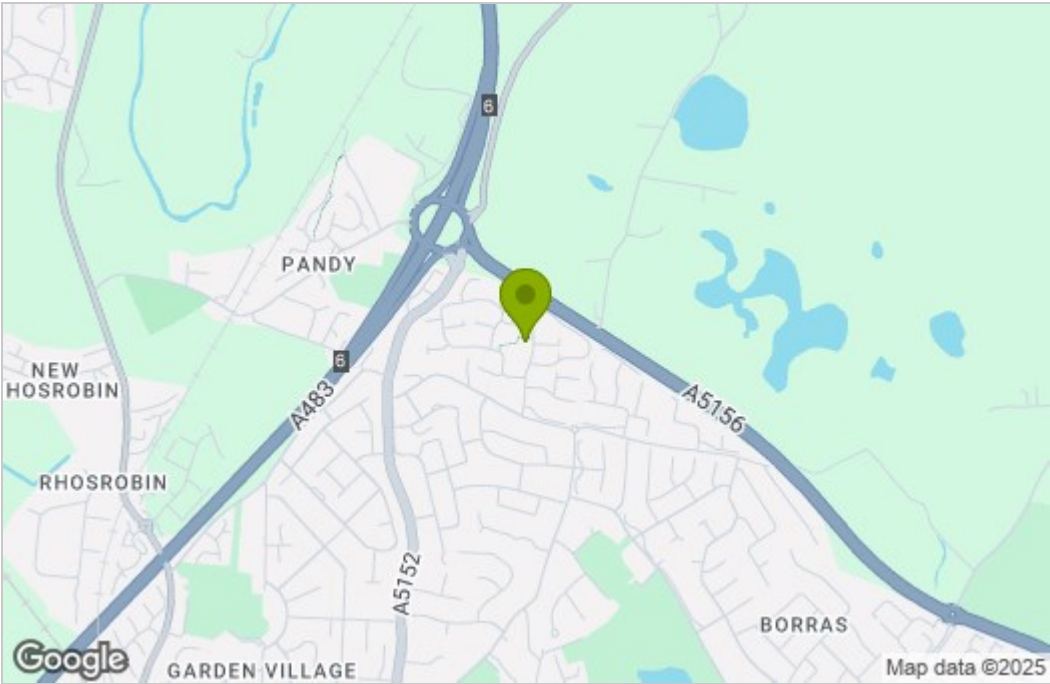
Ground Floor



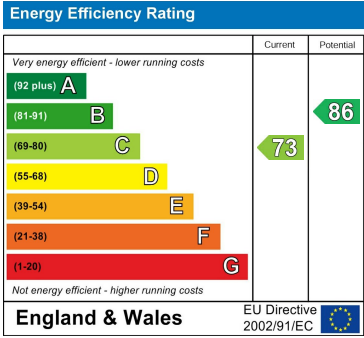
First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.

Area Map



Energy Efficiency Graph



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