

# BOWEN

PROPERTY SINCE 1862



Asking Price £175,000

4 Pont Y Cae, Acrefair,  
Wrexham LL14 3SJ

🏠 3 Bedrooms

🚿 1 Bathroom

## 4 Pont Y Cae, Acrefair, Wrexham LL14 3SJ



### General Remarks

Nestled in the village of Acrefair, between Wrexham and Llangollen is this modern and spacious three bedroom mid-terraced property with allocated parking and enclosed rear garden. The internal accommodation in brief comprises an entrance hallway; ground floor cloakroom w.c.; fully fitted kitchen/dining room with cream gloss units; bright lounge with french doors leading to the rear garden. On the first floor there are three bedrooms together with a four piece bathroom suite. The property was built by local developer Gower Homes and now has the remainder of the NHBC Warranty . An ideal first time buyer property and viewing is highly recommended.

### Accommodation

#### On The Ground Floor:

**Entrance Hallway:** Part glazed and frosted solid timber front door. Security alarm system. Laminate wood flooring. Power points. Ceiling light point. Smoke alarm. Radiator. Storage understairs.

**W.C.:** 6' 6" x 3' 1" (1.98m x 0.93m) Fully tiled walls and a decorative tiled border. Tiled flooring. Low level w.c. and wash hand basin set in a white vanity unit. Double glazed window. Ceiling light point. Radiator. Security alarm system.

**Lounge:** 15' 7" x 9' 8" (4.74m x 2.94m) Laminate wood flooring. Ceiling light point. Television aerial point. Power points. Double glazed window. Double opening French doors leading out to the garden.

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**Kitchen:** 16' 5" x 8' 5" (5.00m x 2.56m) Fitted with a range of gloss cream wall and base units with wood-effect laminate work-tops. Tiled splash-back. One-and-a-half-bowl stainless steel sink unit with draining-board and mixer tap over. Tiled flooring. Four-ring gas hob with extractor hood over and integrated "Statesman" electric fan oven beneath. Plumbing and space for a washing machine and dishwasher. Double glazed window. Power points. Two ceiling light fittings. Under-cabinet lighting. Electric consumer unit. Wall mounted "Baxi Potterton Duo-Tec" gas central heating combi boiler. Radiator.

**On The First Floor:**

**Landing:** Fitted carpet. Ceiling light point. Smoke alarm. Ceiling loft hatch. Power points. Storage cupboard and thermostat control for the central heating boiler.

**Bedroom 1:** 13' 5" x 9' 4" (4.08m x 2.85m) Fitted carpet. Power points. Double glazed window. Radiator. Ceiling light point. Fitted mirrored sliding wardrobes.

**Bedroom 2:** 10' 8" x 8' 6" (3.24m x 2.60m) maximum. Fitted carpet. Power points. Double glazed window. Radiator. Ceiling light point.





**Bedroom 3:** 7' 5" x 6' 8" (2.27m x 2.02m) Fitted carpet. Power points. Double glazed window. Radiator. Ceiling light point.

**Bathroom:** 8' 9" x 6' 9" (2.67m x 2.07m) Fitted with a four piece white suite to include a low level w.c., wash hand basin set in a white vanity unit, panelled bath with shower attachment over and a fully tiled enclosure with a "Triton TBO" electric shower unit with its own extractor fan. Tiled walls with mosaic tiled border. Tiled flooring. Flush ceiling light fitting. Extractor fan. Heated towel rail.

**Outside:** Front garden with railings and paved pathway leading to the front door. Lawned front garden. Outdoor courtesy lighting and covered entrance. Paved Patio Seating Area with outdoor tap and steps leading up to the lawn. Gated rear access. Fenced boundaries.

**Services:** All mains services are connected subject to statutory regulations. The central heating is a conventional radiator system effected by the "Baxi Potterton Duo-Tec" gas-fired combination boiler situated in the Kitchen.

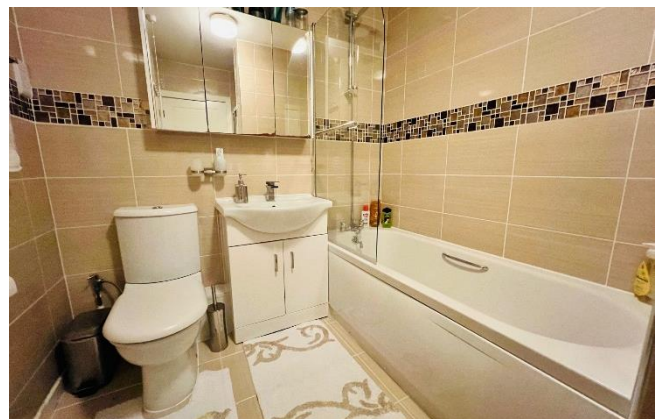
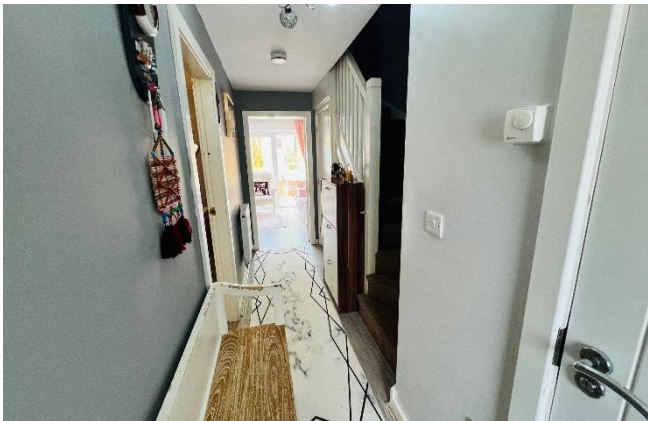
**Tenure:** Freehold. Vacant Possession on Completion.

**Viewing:** By prior appointment with the Agents.

**EPC:** EPC Rating – 84|B.

**Council Tax Band:** The property is valued in Band "C".

**Directions:** Leave Wrexham on the A483 dual carriageway in the direction of Oswestry taking the exit signposted Llangollen. At the mini-roundabout turn right under the flyover bridge and continue straight across the next roundabout. At the next roundabout proceed straight across in the Llangollen direction and proceed through the village of Acrefair. Continue on the A539 for approximately 1.5 miles where the property will be seen on the right-hand side. Use entrance for Caer Efail. Parking available in public car park for viewings.





AGENTS NOTE: Viewing strictly by arrangement with the Agents. We would like to point out that all measurements set out in these sale particulars are approximate and are for guidance purposes only. We have not tested any apparatus, equipment, systems or services etc. and cannot confirm that they are in full working order or fit for their purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any fixtures or fittings, unless expressly itemised, form any part of the property offered for sale. While we endeavour to make our sale details accurate and reliable if there is anything of particular importance to you, please contact us.

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