

9 Ffordd Llywelyn

, Wrexham

LL12 8JH

Grow
SALES + LETTINGS

Offers Over £220,000

Detached property

3 bedrooms

Sought after Location

Good sized garden to the rear

Freehold

Energy Rating - D

Early viewing advised



A superb opportunity to purchase this well-proportioned three bedroom detached family residence positioned in the much-sought location of Little Acton. In need of some modernisation this spacious and flexible living accommodation briefly comprises; entrance porch, lounge, dining room, kitchen, inner hallway, three good sized bedrooms, family bathroom and a separate WC. Externally the property has off-road parking leading to the garage and an enclosed private rear garden with patio area perfect for entertaining family and friends. This wonderful property would make a perfect family home and an internal inspection is absolutely essential to fully appreciate what is on offer. Please contact Grow Sales & Lettings to arrange a viewing. Energy Rating – D



Grow Property, 5 King Street, Wrexham, LL11 1HF

Phone: 01978 352248, Email: info@growproperty.co.uk

<http://growproperty.co.uk>



ACCOMMODATION

Entrance Porch

With laminate flooring, internal door to lounge

Lounge 13' 1" x 15' 7" (3.98m x 4.75m)

This spacious room enjoys a double-glazed window, laminate flooring, power points, radiator, TV Ariel, gas fire and Baxi back boiler.

Dining Room 9' 0" x 7' 10" (2.74m x 2.39m)

Partially open to lounge with laminate flooring, power points, radiator and sliding patio doors leading to the garden.

Kitchen 12' 1" x 7' 10" (3.68m x 2.39m)

Fitted with a range of wall and base units and worktops. Additionally there is tiled flooring, plumbing for washing machine and dish washer, space for cooker, power points, double glazed window, stainless steel sink with drainer, mixer tap and splash back. External door providing access to the rear garden.

Inner hallway

With fitted carpet, understairs storage and Telephone point.

Landing

With fitted carpet, double glazed window, loft access with ladder (part boarded).

Bedroom One 12' 3" x 12' 6" (3.73m x 3.81m)

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

Bedroom Two 12' 5" x 11' 3" (3.78m x 3.43m)

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

Bedroom Three 8' 8" x 9' 1" (2.64m x 2.77m)

Front aspect bedroom with double glazed window, power points, fitted drawers/overhead cupboard and radiator.

Family Bathroom 8' 8" x 5' 0" (2.64m x 1.52m)

Fitted with a white suite comprising of a wash hand basin, paneled bath with Red Ring electric shower over, fully tiled walls, vinyl flooring, frosted double glazed window and radiator.

W/C

With laminate flooring, WC and frosted double glazed window.

Garage 17' 4" x 7' 10" (5.28m x 2.39m)

Fitted with a metal up and over door, lighting and power point.

Exterior

Easily maintained front and rear gardens with driveway providing off road parking leading to garage. To the rear there is a lovely lawn and patio area perfect for outdoor entertaining and soaking up the sunshine, Additionally there is a path providing access along the side of the property, outdoor tap and security lights.

Location

Located in the Little Acton area of Wrexham, local amenities include being within the catchment area for the local primary and secondary schools, the picturesque Acton Park, public houses and a range of shops. There is a regular bus service to Wrexham and Chester ideally located for access to the A483 bypass allowing great transport links to Wrexham and Chester and beyond.



FLOORPLANS

Energy performance certificate (EPC)

9 Ffordd Llywelyn
WREXHAM
LL12 8JH

Energy rating

D

Valid until: **28 February 2034**

Certificate number: **0905-8444-1002-1507-0702**

Property type	Detached house
Total floor area	78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		