

### 3 Ffordd Jarvis

, Wrexham

LL12 7UP

**Grow**  
SALES + LETTINGS

## Offers in the Region Of £245,000

Fabulous semi-detached property

Three bedrooms

Wonderful fitted kitchen/diner

Conservatory

Sought after Location

Beautiful Gardens

Driveway & Garage

Energy Rating - C



NEW to the market is this delightful and immaculate three-bedroom semi-detached family residence situated in the sought after location of Acton. Offering fantastic space throughout, briefly comprising porch, entrance hallway, lounge, a beautiful fitted kitchen/diner, conservatory and rear porch. On the first floor there are three bedrooms and a family bathroom. Externally are easily maintained front and rear gardens perfect for outdoor entertaining and soaking up the sunshine along with the advantage of driveway offering off road parking along with a garage. An internal inspection is absolutely essential to fully appreciate what is on offer, be the first to snap up this delightful property by arranging a viewing today. Energy Rating – C



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<http://growproperty.co.uk>



**Bedroom Three** 7' 5" max x 8' 3" max (2.26m x 2.51m)  
Front aspect single bedroom with double glazed window, power points, storage cupboard and radiator.

**Family Bathroom** 5' 10" x 5' 4" (1.78m x 1.62m)  
Fitted with a three piece suite comprising of a low level w.c, wash hand basin, paneled bath with shower screen, mains shower with rainfall head, tiled walls, tiled flooring, frosted double glazed window and radiator.

**Exterior**  
Externally are easily maintained front and rear gardens with a decked patio area perfect for outdoor entertaining and soaking up the sunshine. Additionally, there is a driveway with off road parking leading to the garage which as power and lighting.

**Location**  
Situated in a much sought after and favoured location, 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.

## ACCOMMODATION

### Entrance Porch

With laminate flooring.

### Entrance Hallway

With laminate flooring, radiator, mains wired smoke alarm, power points, under stairs storage and stairs leading to the first floor.

### Lounge

 14' 6" x 11' 4" min (4.42m x 3.45m)

This bright and spacious room enjoys a bay double-glazed window, fitted carpet, power points and radiator.

### Kitchen/Diner

 10' 2" x 20' 8" (3.10m x 6.29m)

A wonderful kitchen/dining room with tiled flooring. Fitted with a modern kitchen with a range of wall, base units, Quartz worktops and breakfast bar. Benefits include understairs storage, integrated dishwasher, bin, fridge/freezer, oven and microwave. Additionally there are power points, radiator, sink with drainer, mixer tap and splash back. There is space for a table and its the perfect room to relax and enjoy a meal. Patio doors which lead to the conservatory.

### Conservatory

 9' 7" x 9' 8" (2.92m x 2.94m)

With power points, laminate flooring and patio doors leading to the garden.

### Rear Porch

There is a covered way made secure by doors to front and rear, off which there is a WC, and access to the attached garage.

### Landing

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

### Bedroom One

 11' 4" max x 11' 5" (3.45m x 3.48m)

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

### Bedroom Two

 14' 4" x 9' 5" (4.37m x 2.87m)

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



## FLOORPLANS



# Energy performance certificate (EPC)

3, Ffordd Jarvis  
WREXHAM  
LL12 7UP

Energy rating

C

Valid until:

29 August 2030

Certificate  
number:

8209-5857-9122-8327-  
8803

Property type

Semi-detached house

Total floor area

74 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 C. It has the potential to be B.

[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		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		